

**SEBASTOPOL**

**VILLAGE PARK MASTER PLAN**

**Baseline Report and  
Preliminary Design Concept for  
Open Space Area Improvements**



*Prepared for:*  
**City of Sebastopol**

*Prepared by:*  
**Questa Engineering Corporation**

**November 2010**



## VILLAGE PARK MASTER PLAN

# Baseline Report and Preliminary Design Concept for Open Space Area Improvements

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Questa Project #290102

**November 2010**

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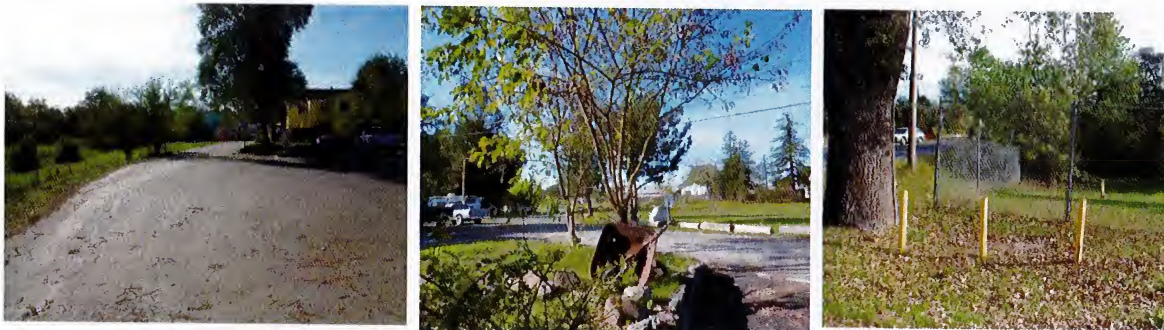
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## 1. INTRODUCTION

The City of Sebastopol is a small town located on the western edge of the Santa Rosa plain, directly adjacent to the Laguna de Santa Rosa. Sebastopol has a population of approximately 8,000 and is the primary service area for more than 50,000 residents of West Sonoma County. Located approximately 50 miles north of San Francisco, Sebastopol also acts as a gateway to the Russian River resorts and the Sonoma County coast, providing a transition from the urban environment of Santa Rosa to the rural, agricultural lands of West Sonoma County.

The Village Park Mobile Home Park property (VP) is located at the eastern edge of Sebastopol, south of Highway 12 (**Figure 1**). This 13-acre site is within the planning area of the City's Laguna de Santa Rosa Master Plan, adopted in 1993 (**Figure 3**). The Laguna de Santa Rosa Master Plan serves as a guide for implementation of specific park development objectives that are compatible with the community's recreation desires, protection and enhancement of the Laguna, and regulatory agency requirements.



VILLAGE PARK ENTRY, VISITOR PARKING AREA AND SITE FRONTAGE

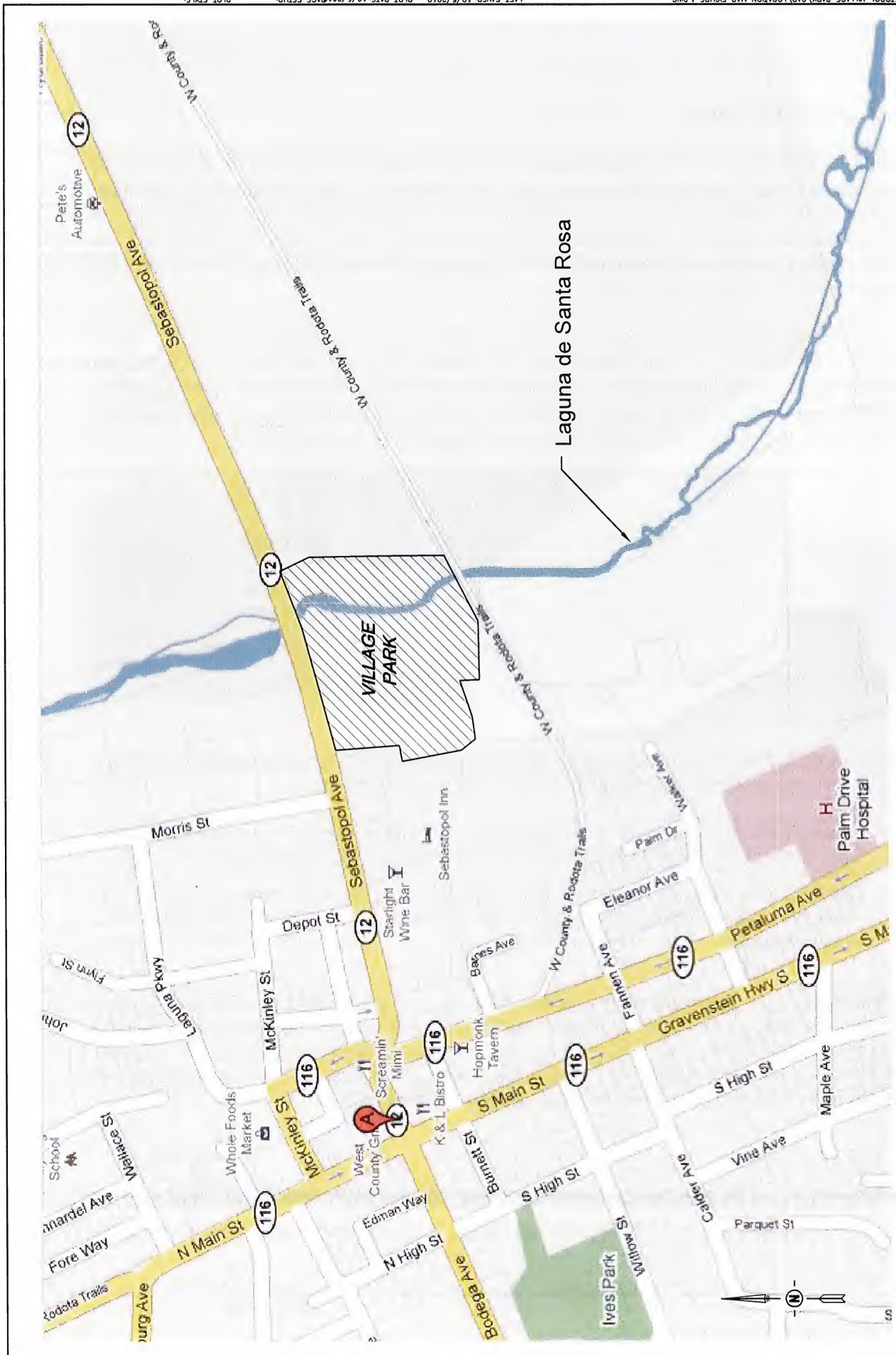
The City purchased the Village Park property in 2007 with the long-term intention of converting the property into park and open space uses. The property consists of two segments (**Figure 2**):

- **Open Space Area**, an 8-acre area that formerly contained a seasonal campground and picnic area, and land adjacent to and including the Laguna de Santa Rosa stream channel; and
- **Mobile Home Area**, a 5-acre area that is primarily used for mobile home residences and associated uses, including roads, parking areas, restroom, open space/landscaped areas and a vegetable garden.

In 2009, the City hired Questa to prepare a Master Plan for the site, as well as design plans, specifications and permits for improvements to the open space portion of the site. This process includes review of City objectives and site issues, community meetings, Master Plan preparation, preliminary design and cost estimates, permitting assistance for open space improvements, identification of funding opportunities and preparation of construction bid documents for open space area improvements.

### A. BACKGROUND

The Village Park property occupies a prominent location at a primary entry to Sebastopol. The property is located south of Highway 12 at the east entrance to the City. It is a gently sloping, riparian woodland with



Laguna de Santa Rosa



# VILLAGE PARK MASTER PLAN

SEBASTOPOL, CA

**QUESTA**  
ENGINEERING CORP

Civil  
Environmental  
& Water Resources

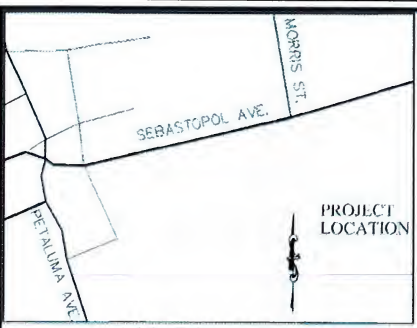
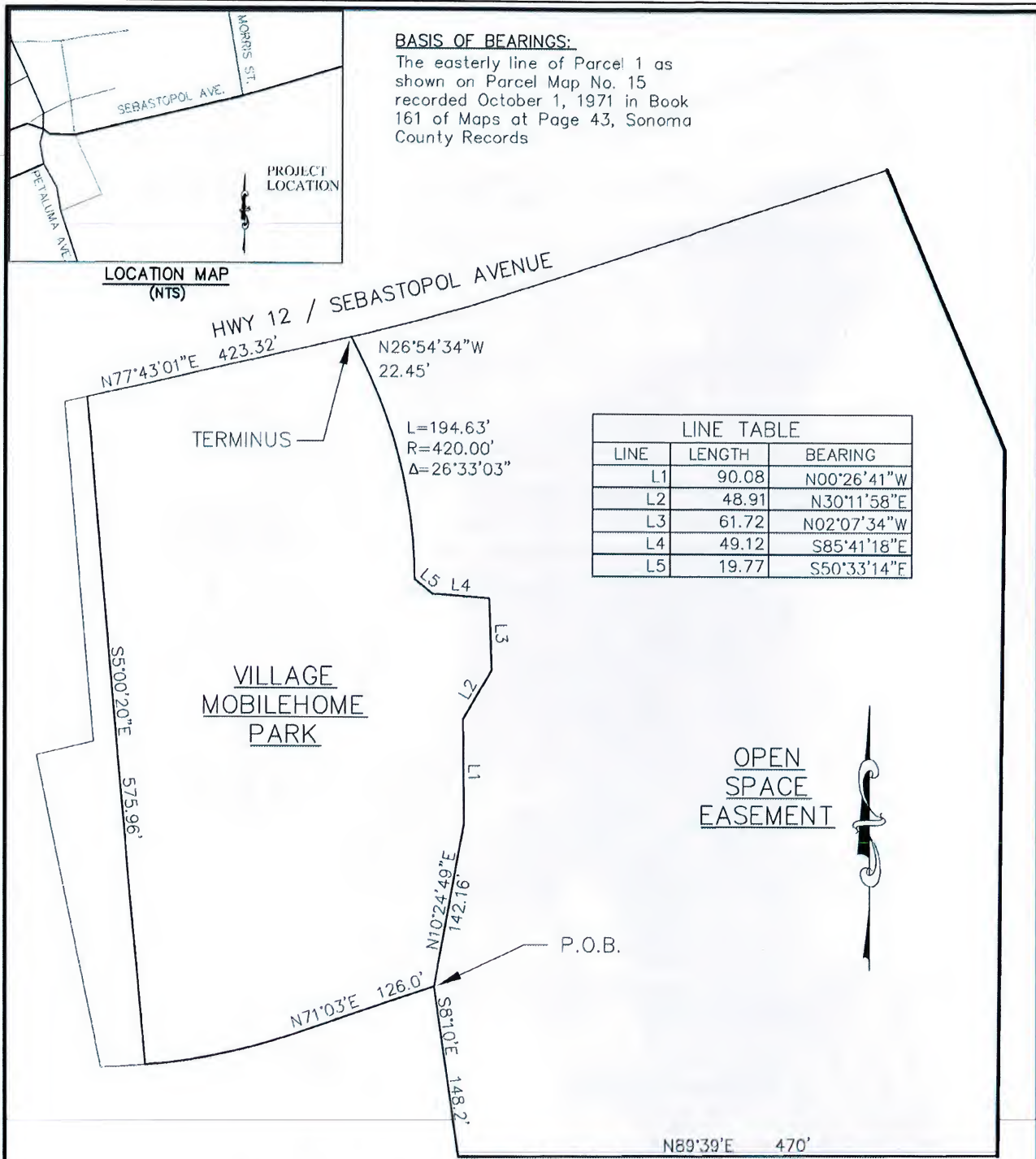
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## LOCATION MAP

FIGURE  
1



PAGE SETUP: 10/5/2010 PLOT DATE: 10/5/2010 LAST SAVED: 10/5/2010 PLOTS/FIGURES: 10-05-2010 FIG. 2 EASEMENT MAP.DWG P:\2009\2990102\_SEBASTOPOL\_VILLAGE\_PARK\CA\DWG\_PLOTS\FIGURES



**BASIS OF BEARINGS:**  
The easterly line of Parcel 1 as shown on Parcel Map No. 15 recorded October 1, 1971 in Book 161 of Maps at Page 43, Sonoma County Records

LINE TABLE		
LINE	LENGTH	BEARING
L1	90.08	N00°26'41"W
L2	48.91	N30°11'58"E
L3	61.72	N02°07'34"W
L4	49.12	S85°41'18"E
L5	19.77	S50°33'14"F

OWNER AND MAILING ADDRESS	PROPERTY AREAS	CITY OF SEBASTOPOL	
City of Sebastopol 714 Johnson Street Sebastopol, CA 95472	TOTAL LOT: <u>541,955 S.F.</u> EASEMENT: <u>379,469 S.F.</u>	VILLAGE MOBILE HOME PARK OPEN SPACE EASEMENT CITY of SEBASTOPOL	
		SCALE: 1" = 120'	DATE: March 19, 2009
A.P. No. <u>060-060-001</u>	CITY ACQUISITION DEED O.R. No. _____	DWN. <u>RT</u> CHK. <u>JG</u>	APPROVED _____
O.R. No. <u>2007-105775</u>			R-



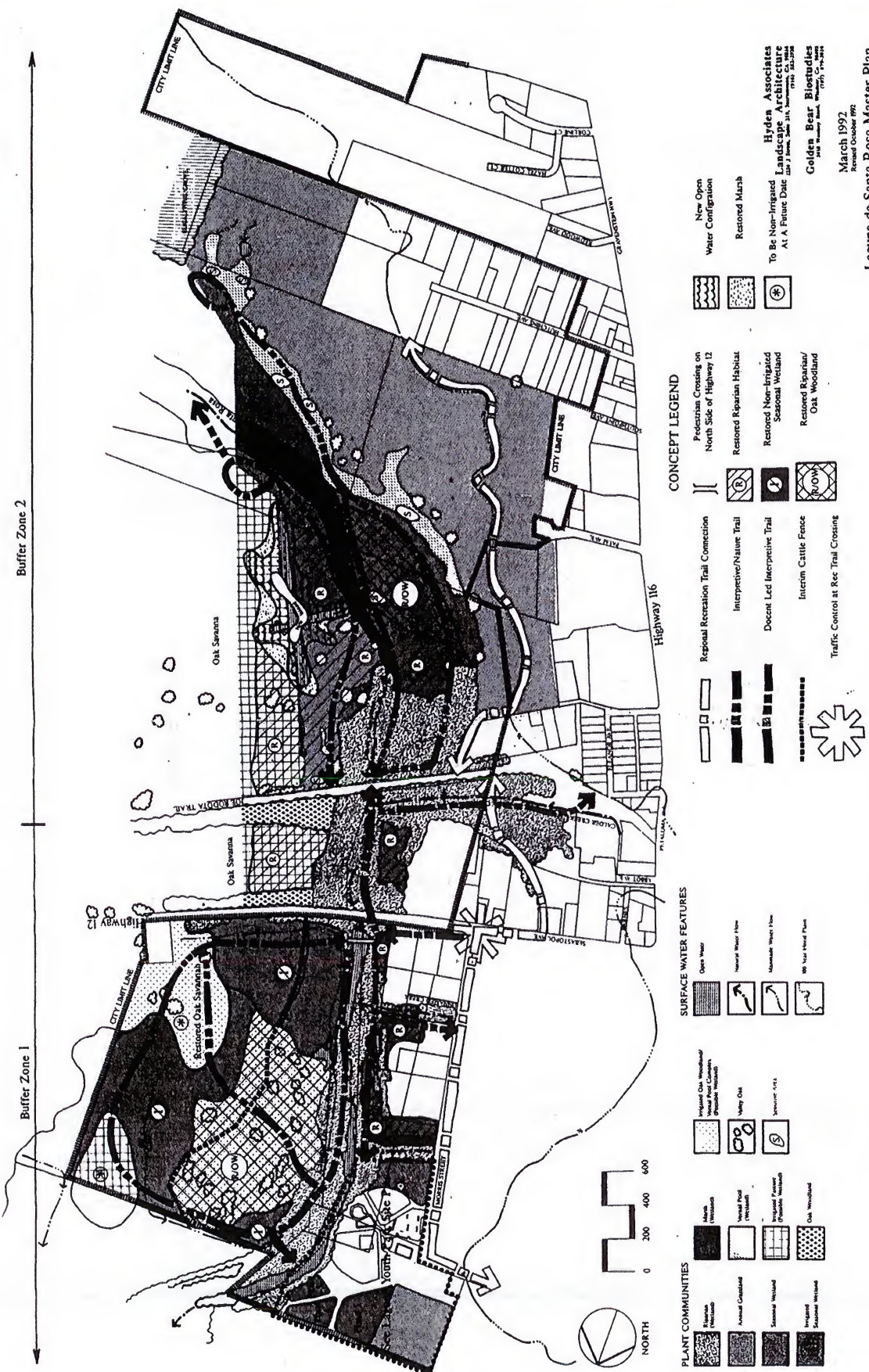
**VILLAGE PARK MASTER PLAN**  
SEBASTOPOL, CA

**EASEMENT MAP**

**FIGURE**  
**2**



### Buffer Zone I





oak, willow and ash forest, open grassland and developed mobile home sites bounded by commercial uses to the west, the heavily wooded Laguna de Santa Rosa channel to the east, Highway 12 and the bridge crossing of the Laguna to the north, and the Joe Rodota trail to the south.



*JOE RODOTA TRAIL AND RAILROAD TRAIL NEAR VILLAGE PARK*

The Village Park property was purchased with assistance from the Sonoma County Agricultural Preservation and Open Space District (SCAPOSD), who provided funding for the open space (former campground) portion of the site. Consistent with the Laguna Master Plan, the City plans to convert the approximately 8-acre former campground and open space portion of the property to permanent park uses within two years, focused on passive recreational activities, such as picnicking, hiking, nature viewing and photography and similar uses. The City's long-term plan is to convert the balance of the property to other park-related uses.

## **B. PURPOSE**

This Master Plan will provide guidance for the restoration, enhancement and provision of passive recreation amenities on lands along the eastern portion of the parcel (near the Laguna de Santa Rosa channel, formerly the site of the campground), as well as long-term planning goals, objectives, policies and use and design recommendations for the western portion of the site, which is occupied by an area of mobile homes and associated infrastructure, as well as a garden operated by a local non-profit, Global Student Embassy.

Although the site is owned by the City of Sebastopol, portions of the site are within unincorporated Sonoma County, and permitting and implementation may be subject to their approval. The City plans to annex the property, but this may occur subsequent to site restoration and open space improvements.

The Master Plan will also address issues related to Caltrans' plan to replace the Highway 12 Bridge adjoining the site. The bridge project will affect use and access to the Village Park property, especially the north end of the open space (former campground) area, immediately adjacent to Highway 12.

## **C. COMMUNITY INPUT PROCESS**

A public workshop was held in December 2009 to answer questions and solicit ideas about the Master Plan process. At this meeting (attended primarily by mobile home residents), issues were identified that generally focused on the mobile home use of the site, rather than potential park uses to be included as part of this Master Plan process.

To address the mobile home use issues, a separate study was authorized by the City Council in November 2010 that will evaluate relocation issues associated with the mobile home use on the site.

## 2. PLANNING HISTORY

The Village Park site, Laguna de Santa Rosa and its surrounding lands have long been recognized as an important ecosystem within the heart of Sonoma County. In 1978, the County Board of Supervisors appointed a Laguna Study Committee to evaluate preservation and enhancement options for riparian habitat and biotic resources within the Laguna de Santa Rosa. This was affirmed in the 1980's by the Sebastopol City Council in the 1982 General Plan, as well as Council Policies 55 and 58, which recommended annexation and protection of Laguna lands, preservation, restoration and enhancement of vegetation and wildlife habitats, and land management practices to enhance ecological resources.

These policies have since been incorporated into the City's General Plan and Zoning Ordinance, Chapter 17.88 Wetlands Districts (W, WS Combining, WF Combining), and Chapter 17.92 ESOS – Environmental and Scenic Open Space District.



OPEN SPACE AREA OAK WOODLANDS

### A. LAGUNA DE SANTA ROSA PARK MASTER PLAN

The *Laguna de Santa Rosa Park Master Plan* was adopted by the City Council in January 1993. It sets forth guidelines for development of a linear park along the Laguna within the City of Sebastopol and its sphere of influence. The plan addresses recreational, environmental, development, and management issues that affect the Laguna. The plan includes a program to protect, preserve and enhance the Laguna while recognizing and incorporating recreation and commercial development necessary for the social and economic well being of the community.

The Village Park site is within the Laguna de Santa Rosa Park Master Plan study area (**Figure 3**), subject to the adopted goals, objectives, policies and programs of the Plan, which provides the overlying guidance for site development and restoration. Relevant goals of the Plan include:

#### **Goal A: Preservation of Laguna Habitats**

- *Protect and enhance existing sensitive habitats*
- *Seek or purchase easements on wetlands and riparian lands*
- *Prohibit fill on natural lands south of Highway 12*
- *Provide buffers between the Laguna and development (50 ft. buffer from riparian/wetland edge, 20 ft. trail is allowed)*
- *New development should face the Laguna, not back up to it*



**Goal B: Restoration and Enhancement Plan for Laguna Habitats**

- Restore and enhance Laguna wetlands
- Restore and enhance vernal pools and freshwater wetlands
- Restore and enhance oak woodlands

**Goal C: Recovery of Declining, Rare, or Endangered Species**

- Enhance native salmonid fishery
- Improve habitat with cover and revegetation
- Reintroduce extirpated species
- Utilize planting guidelines for revegetation programs

**Goal D: Monitoring Program**

- Utilize monitoring to ensure that goals are met
- Monitor revegetation efforts for three years
- Promote research and restoration efforts
- Support restocking programs

**Goal E: Barlow Interim Field Management**

- Correct mosquito abatement efforts
- Eliminate dredge spoils problems
- Manage irrigation around oaks

**Goal F: Preserve and Enhance the Visual Character of the Laguna**

- Minimize the physical and visual encroachment of development into the Laguna on publicly owned lands
- Protect important Laguna viewsheds
- Develop design standards for development within the Laguna viewshed
- Cluster structures where appropriate

**Goal G: Develop a Comprehensive Recreation and Interpretive Trail System**

- Complete the Sebastopol segment of the County trail
- Complete the Railroad Forest trail
- Provide a trail along the south side of Highway 12 west to Morris Street
- Provide a light at Morris Street
- Prohibit equestrian use of trail
- Provide a new north-south trail to the south end of the Plan area
- Develop a system of interpretive trails that provide access to the Laguna and its environs for nature study and hiking

- Acquire right of way or easements for trails
- Trail shall consist of unpaved 4-5 foot wide path
- Provide pedestrian crossings to access the trails
- Prohibit bicycles and equestrians on interpretive trails
- Provide a system of docent-led trails

**Goal H: Establish Specific Park Development Plan Compatible with Protection and Enhancement of the Laguna, Regulatory Agency Requirements and the Community's Recreation Desires**

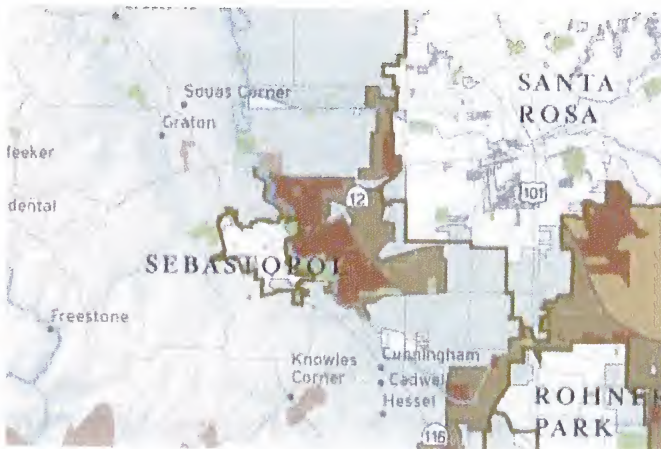
- Establish specific park development objectives compatible with the community's recreation desires, protection and enhancement of the Laguna, and regulatory agency requirements. In particular, determine the feasibility and types of additional uses appropriate for Laguna Youth Park.

**B. SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT LONG-RANGE ACQUISITION PLAN**

The mission of SCAPOSD is to "permanently protect the diverse agricultural, natural resource, and scenic open space lands of Sonoma County for future generations". One of their goals is to facilitate strategic additions near existing protected lands "to create a connected network of great open spaces: agricultural lands, greenbelts, natural areas, multi-use trails, streams, parks and preserves where people can enjoy scenic rural areas and local agricultural products."

In 2006, SCAPOSD completed the Long Range Acquisition Plan, which identifies policies, programs and priorities for the acquisition of lands within the County. One focus of the Plan is the protection of greenbelt lands which separate communities. Regarding the Highway 12 corridor, the Plan states:

*In the Laguna de Santa Rosa, protected lands along Highway 12 separate the cities of Santa Rosa and Sebastopol. These greenbelts also protect scenic and natural resources while providing for public recreational use. The District will use these successful models to continue to maintain the unique character of the county and its communities.*



*To expand networks of protected lands on the urban edge that promote healthy, livable communities with opportunities for recreation, non-motorized transportation and locally grown agricultural products, the District will focus future efforts in the following areas:*

*Lands between cities—or community separators—help preserve the distinct identities of each community in the county. The residents of Sonoma County*



*have supported efforts to curb sprawl and contain growth by establishing urban growth boundaries and directing development to existing communities. Protecting community separators reinforces these actions, ensuring that one city does not merge into the next, preserving each city's unique identity and the distinct county gateways. For example, conservation easements on 2,000 acres of the Laguna de Santa Rosa between the cities of Santa Rosa and Sebastopol ensure the lasting separation of those two communities (Connecting Communities and the Land: A Long-Range Acquisition Plan, 2006).*

SCAPOSD contributed funding for acquisition of this site in 2007, through the District's Matching Fund Program, in partnership with the City of Sebastopol.

## **C. ZONING**

Village Park is located within two parcels: the largest portion is in the County on parcel 060-060-001, and a small section is in the City of Sebastopol on parcel 004-063-017 (**Figure 4**).

### **1. SONOMA COUNTY**

The current County zoning for the main parcel is DA B6 40-BR F2 SR:

**DA:** Diverse Agriculture District (agricultural uses, includes parks)

**B6 – 40:** One dwelling unit per 40 acres

**BR:** Biotic Resource Combining District (habitat protection and riparian corridors)

**F2:** Floodplain Combining District (protection from flood hazards – lands within 100 year floodplain)

**SR:** Scenic Resources Combining District (visual character protection in scenic resource areas)

Existing use of a portion of the site as a mobile home park is considered a Legal Nonconforming Use, as defined in Chapter 26, Article 94 of the Sonoma County Zoning Regulations.

Regarding the existing mobile homes on the site, County Code Section 7B-11 (c) pertains to the replacement of mobile homes in flood hazard areas, indicating that if 50% or more of a structure is damaged, it would have to comply with flood regulations (which typically means elevating):

*(c) Manufactured Homes.*

*(1) Manufactured homes shall be anchored in accordance with Section 7B-10.*

*(2) New manufactured home parks and manufactured home subdivisions; expansion to existing manufactured home parks and manufactured home subdivisions; existing manufactured home parks and manufactured home subdivisions where the repair, reconstruction or improvement of the streets, utilities and pads equals or exceeds fifty percent (50%) of value of the streets, utilities and pads before the repair, reconstruction or improvements has commenced; manufactured homes not placed in a manufactured home park or manufactured home subdivision; and existing manufactured home parks or manufactured home subdivisions in which a manufactured home has incurred (substantial damage( as a result of a flood or in which new construction or (substantial improvement( of a manufactured home is proposed, require:*





# VILLAGE PARK MASTER PLAN City of Sebastopol California



## ZONING



(i) Permanent foundations are elevated so that the lowest floor of the manufactured home will be at least twelve inches (12") above the base flood elevation specified on the FIRM (Flood Insurance Rate Map);

(ii) Adequate surface drainage and access for a hauler are provided; and

(iii) In the instance of elevation on piles, that

(a) Lots are large enough to permit steps,

(b) Piles are placed in stable soil no more than ten feet (10') apart, and

(c) Reinforcement is provided for piles extending more than six feet (6') above the ground level.

For the Open Space Area, the City can install picnic tables, interpretive displays in a kiosk, a walking trail, and/or a play structure on the property as long as it does not impede the flow of the water, and all structures are anchored to prevent displacement during a flood event.

## **2. CITY OF SEBASTOPOL**

A 20-50 foot wide sliver on the western edge of the property is within the Sebastopol city limits. This portion of the property is zoned CD-ESOS, Downtown Core with Environmental and Scenic Open Space (ESOS) combining District. The ESOS zone is intended for areas with high visibility, ecological significance and areas bordering the Laguna de Santa Rosa, and was established to implement the goals, policies and objectives of the Conservation, Open Space and Parks Element of the General Plan. Permitted uses include open, passive recreational areas, parks, wildlife preserves, including environmental restoration and walkways, information kiosks, and signage related to such open uses.

The underlying CD zoning allows a wide range of commercial and residential uses. The ESOS designation requires a special review process for private development projects.

## **D. CITY OF SEBASTOPOL STRATEGIC PLAN**

Updated in January 2004, the Sebastopol Strategic Plan identifies the mission of the City and confirms its commitment to maintaining a high quality of life for current and future members of our community, through excellent public service and careful stewardship of its financial, human and natural resources. The Strategic Plan constitutes an action plan to focus the City's efforts in service of this vision. Goal 4 of the Strategic Plan is applicable to Village Park:

### **Goal #4: Protect, Enhance and Restore Existing Environmental Quality**

#### **Objective 1 – Protect surface and groundwater resources**

- Establish policies and regulations to protect surface water quality through the development and implementation of the Storm Water Management Plan
- Encourage land use in and adjacent to City which addresses Water Quality objectives
- Enact a Wellhead Protection to protect water supply quality for municipal use in Sebastopol

- Establish a Water Conservation Program; advertise existing programs
- Expand use of reclaimed water for landscaping and other non-potable uses
- Re-consider bio-diesel fuel for City vehicles.

*Objective 2 – Increase and enhance open space in and around City*

- Work with Open Space District to protect agricultural land/open space surrounding City
- Develop new neighborhood park in southern part of City
- Develop a voluntary Street Tree Program
- Review and update Laguna Park Master Plan and policies
- Review and update City programs and policies as part of Comprehensive Zoning Ordinance Update
- Scenic Open Space Ordinance
  - Growth Management Ordinance
  - Consider a Noise Ordinance
  - Consider a Mobile Home Ordinance

*Objective 3 – Eliminate and/or mitigate known threats to the environment*

- Explore opportunities for relocation of Village Park MHP
- Establish procedure and schedule for regular inspection and cleanup of City-owned open space

## E. HIGHWAY 12 BRIDGE REPLACEMENT PROJECT

Caltrans proposes to replace the existing Laguna de Santa Rosa Bridge on Highway 12 (**Figure 5**). The existing bridge structure is approximately 220 feet long and 33 feet wide. It was built in 1921, and was widened to a two-lane highway in 1949. The bridge was refurbished in 1979 and 1989, with earthquake retrofits in 1994 and 1996. Bridge inspections have been performed annually, including a September 2002 bridge inspection that revealed structural deficiencies, such as scouring of the bridge foundation. It is predicted that this deterioration will continue due to the silty conditions and year-round water flow in the Laguna de Santa Rosa.



EXISTING SR 12 BRIDGE AT LAGUNA

In 2007, Caltrans proposed construction of a 70-foot-wide replacement bridge with separate pedestrian and bicycle bridges. Caltrans completed an environmental analysis for that project in 2008 and circulated and received public comments. Based on this environmental review, Caltrans revised the project plans, completed additional environmental studies, and adopted a CEQA Negative Declaration and NEPA Categorical Exclusion for the revised project in May 2010.





LAGUNA DE SANTA ROSA BRIDGE REPLACEMENT  
 ROUTE 12 - SONOMA COUNTY - PM 9.63  
 EA 1A2900



VILLAGE PARK MASTER PLAN  
 City of Sebastopol  
 California



Civil  
 Environmental  
 & Water Resources

LAGUNA DE SANTA ROSA  
 BRIDGE REPLACEMENT PLAN

The current Bridge replacement project includes:

- 58-foot-wide two-lane bridge with two 12.0 foot lanes and two 8.0 foot shoulders
- Sidewalks on each side of the bridge
- 231-foot-long Precast/Prestress I girder bridge in three 77-foot sections
- Bridge alignment shifted south of 2007 configuration
- New Bridge profile will be approximately 3 feet above existing elevation
- Retaining walls (up to approximately 16 feet high) to accommodate the bridge abutments at each end of the bridge

This revised bridge design anticipates building the bridge over two seasons, with construction of half the bridge south of the existing structure, demolishing the old bridge and construction of the second half.

**Sebastopol Avenue Street Frontage.** Because the bridge will be raised 3 feet, Caltrans will acquire a strip along the entire frontage of the Village Park site to allow ramping up to transition to the new structure. The street frontage will include pavement widening, curb, gutter, sidewalk, new driveway, and reconstruction of the bus shelter. Other amenities such as decorative fencing, landscaping and site furnishings are not currently proposed, but could be requested as part of the bridge project. Caltrans will need to acquire right of way from the City (property owner) prior to project implementation.



**SEBASTOPOL AVENUE STREET FRONTAGE IS PLANNED TO BE RECONSTRUCTED BY CALTRANS WITH ELEVATED ROAD, SHOULDERS, SIDEWALKS AND NEW BUS SHELTER.**



**Tree Removal.** Thinning and pruning are anticipated during the bridge replacement project to accommodate construction and utility relocation. The Caltrans environmental document anticipates a minimum of 75 and a maximum of 233 trees would be removed or pruned within the project footprint. Based on the Caltrans survey, it is anticipated that approximately 40 trees would be removed on the Village Park site, including the large Valley oak on the east side of the driveway. Trees planned for removal within the Open Space parcel include Valley oak, Coast live oak, Oregon ash, willow and non-native species.

**Bridge Project Schedule.** The project's environmental documents were certified in May 2010. The project is now in the design stage, with construction projected to commence in June 2011, to be completed in August 2013. Work will be limited to mid-June to mid-October of each year to protect fish species in the Laguna.

**Bridge Project Environmental Considerations.** The bridge replacement will require permits from state and federal agencies, including California Department of Fish and Game (CDFG) and Regional Water Quality Control Board (RWQCB), as well as US Army Corps of Engineers and consultation with federal agencies regarding potential wildlife disruption.

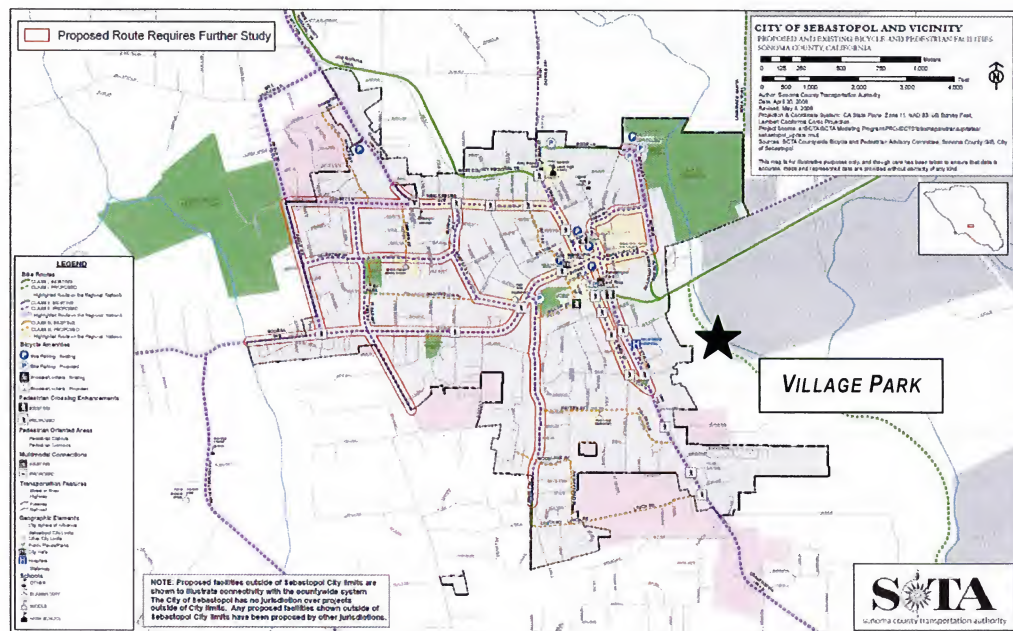
The environmental review process included completion of numerous studies regarding site environmental conditions, which include substantial portions of the Village Park site. These include:

- Biological Assessment (and Biological Opinion/consultation with U.S. Fish and Wildlife Service (USFWS)), Final Special-Status Plant Surveys, Special-Status Plant Survey 2009 & 2010 for vernal pool habitat. Although no protected vernal pool species were present on the site, the project must compensate for disruption of suitable habitat. Caltrans will purchase mitigation credits for suitable habitat for vernal pool species. Appropriate protocols for habitat protection will be incorporated into the project.
- Floodplain Study - *Final Hydraulic Report for Laguna de Santa Rosa Creek*
- Cultural Resources Assessment
- Replacement Tree Survey
- Preliminary Wetlands Delineation
- CEQA Negative Declaration
- NEPA Categorical Exclusion

## F. SEBASTOPOL BICYCLE AND PEDESTRIAN MASTER PLAN

In 2008, the City adopted the Bicycle and Pedestrian Master Plan. This Plan outlines policies, programs and projects for bicycle and pedestrian facilities within the City as well as recommending regional connections for potential implementation. In the vicinity of Village Park, there are existing facilities along the Joe Rodota Trail and Railroad Forest Bike Path, as well as a proposed regional path that would extend from the Joe Rodota Trail south to Petaluma and Cotati south of the site. Other potential projects that are in the Village Park vicinity include:

- Class II bike lanes along Sebastopol Avenue (HIGHWAY 12) between Main Street and Morris Street.
- Transit Shelter improvements at Morris Street/Sebastopol Avenue.
- Street trees on Sebastopol Avenue.
- Gateway Treatment on Sebastopol Avenue.
- Bike racks, guide signage and pedestrian signal revisions.





### 3. ENVIRONMENTAL SETTING

Village Park is located within the Laguna floodplain immediately west of the 14-mile-long Laguna de Santa Rosa. The surrounding area includes urban development to the west, agricultural uses and vineyards to the north and east, and oak woodland and riparian forest, as well as open space areas containing seasonal wetlands, to the immediate north and east. Extensive urban and agricultural development has altered habitat and displaced species historically present in this area. Natural habitats at the project site were characterized within the *2005 Existing Conditions for Biological Resources for the Northeast Area Specific Plan EIR*, and in the *Biological Assessment* prepared by Caltrans in 2008, 2009, and 2010 for potential wetlands, rare plants, and tree impacts. These reports identified valley oak woodland, vernal pools, aquatic habitat, riparian forest, and seasonal wetland habitats as occurring at the site.

Village Park includes the 8-acre Open Space Area (former campground), and 5-acre existing mobile home area. The mobile home area is largely developed, containing mobile homes, recreational vehicles, and an office building, manager's house, laundry and restroom facility and other miscellaneous structures, paved driveways and parking areas, and landscaping. Tree species in this area are mostly ornamental non-natives (Acacia, Monterey pine, ornamental plum, Araucaria), along with several coast live oaks and coast redwoods. There is also a small lawn area with turf grass and garden. Undeveloped areas along the margins of the mobile home and open space areas are composed of ruderal groundcover vegetation including weedy non-native grasses and forbs.

Valley oak woodland occurs in the northwest area of the project site, near the old campground. Habitat transitions to riparian woodland closer to the Laguna. This area was investigated as part of the Tree Assessment (see **Appendix C**). Oak woodland habitat is dominated by valley oak with a few Oregon ash present. The riparian zone (along the creek bank and along the water's edge) is primarily dominated by red willow, yellow willow, and Oregon ash. At the margins of the oak woodland, within the Open Space Area, are several rutted areas and small un-drained depressions that form vernal pools during the winter and spring months. These pools were described as "highly disturbed from vehicle tire tracks and other forms of historic campground activities". Within the riparian woodland south of the old campground is a small low-lying area that meets seasonal wetland parameters. Seasonal wetlands of the Laguna are mainly dominated by non-native annual and perennial natural grasses, weedy species, and herbs.

The Laguna channel is a large, slow moving body of water. It is the primary conveyance channel for the watershed, and also serves as a floodwater storage basin for the lower Russian River. Although primarily a wooded marsh in this area, the Laguna also has the characteristics of a stream, creek, seasonal wetland and vernal pool. Agricultural and urban development has adversely affected the Laguna, through water quality impacts and destruction of riparian habitat. At the project site, the alignment of the channel has been affected by the construction of the Highway 12 Bridge in 1949. Scouring from high floodwater events has undermined the existing piers, necessitating replacement of the bridge and abutments.

Species with potential to occur at the project site are those associated with valley oak and riparian woodland, vernal pools, seasonal wetlands, and freshwater aquatic habitats. Seasonal wetlands provide nesting and foraging habitats for several bird and mammal species, while oak and riparian woodlands serve as nesting and perch habitat for birds. Raptors have been observed within the Open Space Area, and evidence of raptor nests has previously been observed. Seasonal wetlands may support amphibian species, and vernal pools can support endemic plant species, some of which are rare and protected by

State and Federal Endangered Species Act Legislation. The Laguna may support anadromous fish, amphibians, and other aquatic species. Animal species observed include coyote, deer, domestic geese, and feral cats.

## A. PRELIMINARY WETLANDS DETERMINATION

A preliminary jurisdictional wetlands determination (**Figure 6**) was completed by Jane Valerius, Wetlands Scientist/Botanist, as a part of the project site existing conditions inventory. In the project area, wetland areas include the narrow riparian forest band and oak woodland floodplain area immediately adjacent to the Laguna channel, as well as seasonal wetlands in a low-lying area south of the campground. There are also several depressions within the former campground area that form vernal pools during the winter.

Seasonal wetlands within the Laguna floodplain typically occur in lowlands and swales, many of which are located in areas that have been altered through development associated with urban and agricultural land uses. In the old campground area, some 1 to 2 feet of fill were apparently placed haphazardly around the bases of many of the old oak trees to create higher picnic and camping sites. Species associated with these wetlands include mainly non-native annual and perennial grasses, including Italian ryegrass (*Lolium multiflorum*), curly dock (*Rumex crispus*), fiddle dock (*Rumex pulcher*), and Mediterranean barley (*Hordeum marinum* spp. *Gussoneanum*). Native species typically include Jepson's button-celery (*Eryngium aristulatum*), ditch carrot (*Oenanthe sarmentosa*), cocklebur (*Xanthium strumarium*), spearsclae (*Atriplex triangularis*), and beggar-ticks (*Bidens frondosa*). These species are likely to occur within seasonal wetlands south of the Open Space Area.



DELINEATION IDENTIFIED SOILS AND VEGETATION CHARACTERISTIC OF WETLANDS

Vegetation at the margins of the Laguna typically consists of floating and emergent plants, including smartweed (*Polygonum amphibium* and *P. punctatum*), parrot's feather (*Myriophyllum aquaticum*) and water primrose (*Ludwigia* spp.). An invasive variant of water primrose, *Ludwigia hexapetala*, is present in many areas along the Laguna, especially in the Rohnert Park-Cotati area, where the channel is more open. Many of these species are expected to occur at the project site within wetlands adjacent to the Laguna.

In addition to the seasonal wetland area, there are topographical depressions within the former campground area that act as vernal pools (seasonally flooded ponded areas) during rain and flood events.



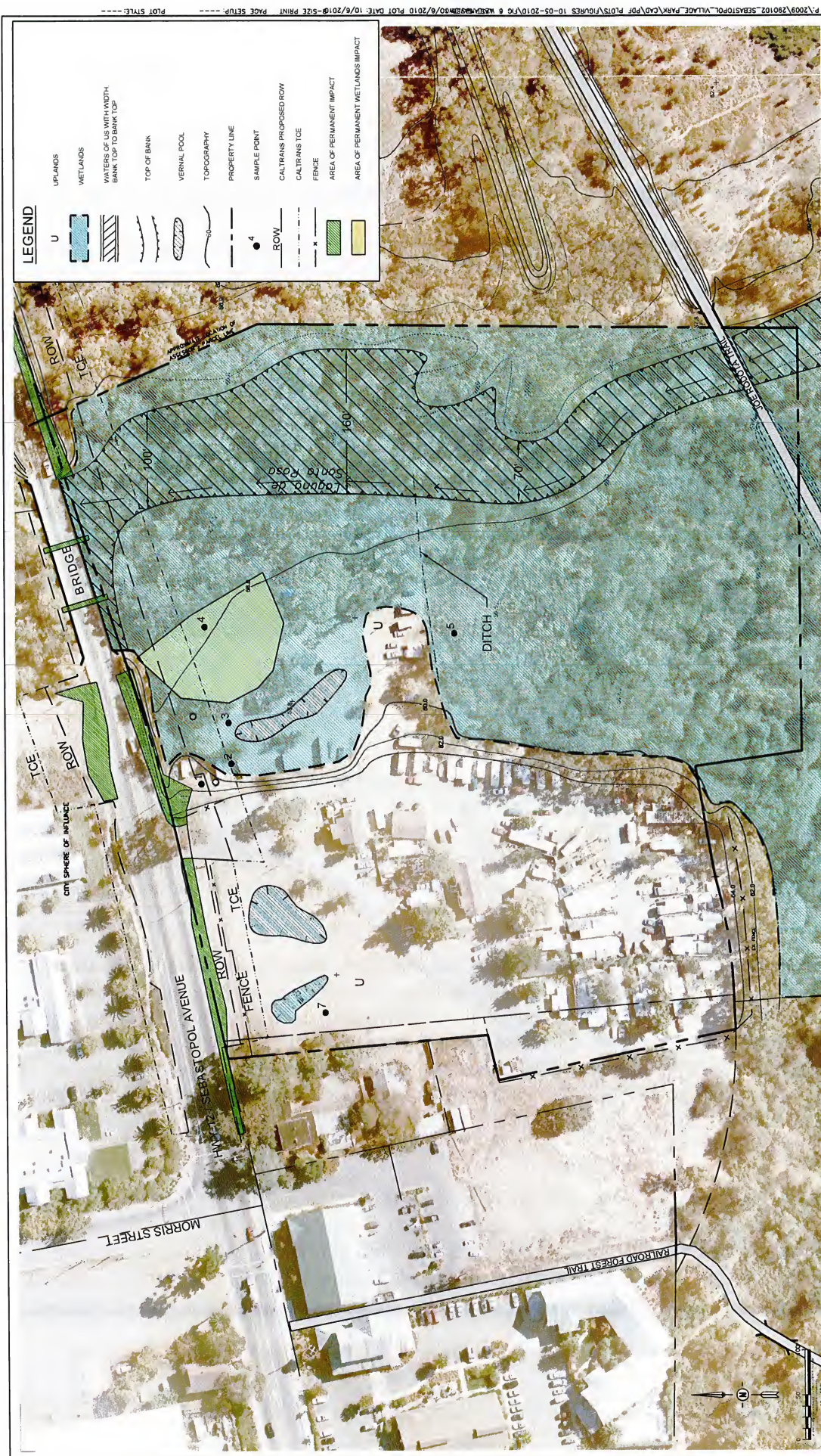


FIGURE 6

## JURISDICTIONAL WETLANDS

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# VILLAGE PARK MASTER PLAN

City of Sebastopol  
California



Vernal pools within the Laguna floodplain typically contain vegetation dominated by native annual forbs, including goldfields (*Lasthenia spp.*), downingias (*Downingia spp.*), popcorn flowers (*Plagiobothrys spp.*), meadowfoams (*Limnathes spp.*), and button-celeries (*Eryngium spp.*). These vernal pools are highly degraded from land use activities associated with the campground, including motor vehicle traffic. While there are several special status plant species associated with vernal pools in the general project vicinity, the degraded nature of pools likely precludes their presence at the project site, and rare plant surveys conducted by Caltrans, associated with SR12 bridge replacement project, have not found any rare plants in the immediate project vicinity.



PONDED DEPRESSION (VERNAL POOL) AND SEASONAL SWALE IN OPEN SPACE AREA.

## B. TREE ASSESSMENT

A Tree Assessment was completed for the open space portion of the site by arborist, Registered Professional Forester Bruce Hagen (see **Appendix C**). Trees in the vicinity of the Bridge replacement project were also surveyed by Caltrans as part of that evaluation. Caltrans reported in their project environmental document that approximately forty (40) trees along the Sebastopol Avenue frontage will be removed associated with the bridge work. In addition, tree pruning will be completed to accommodate utilities and construction work.

For the remainder of the trees within the Open Space Area, they were inspected during five site visits completed in October and November, 2009. Tree species composition consists primarily of valley oak (*Quercus lobata*). There are also a few Oregon ash (*Fraxinus latifolia*) trees in the area above the Laguna creek bank. Trees growing along the creek bank and along the water's edge include primarily red willow (*Salix laevigata*), yellow willow (*S. lasiandra*), and Oregon ash. Overall tree health was characterized as "moderately good". Individual trees were identified as having a low, medium, or high retention value. Several site conditions (such as compacted fill around their bases) were identified as potentially impeding tree growth and/or health.

As a result of its function as a campground, soils have been moderately compacted by vehicle access and foot traffic. In general, compaction does not appear to have significantly affected tree health. However, compaction along old campground access roads is unfavorable for root growth, and areas of rutting appear to be impeding drainage. The grade within the site appears to have been raised by as much as 1 to 2 feet throughout the camping area, though trees appear unaffected as soil immediately around the trees was removed at some point exposing the root flares. Tree roots appear to be free of disease, including the



common oak root fungus *Armillaria mellea*. Trees appear not to have been irrigated during the dry season, likely helping to prevent root disease. Several trees (nearly 25 percent) were characterized as having "low retention" due to poor health, poor structure, root and lower trunk decay, or stem cankers.

The Tree Report recommends the following actions:

- Removal of 16 individual trees (shown on the survey sheet), and replacement with native riparian species suitable based on proximity to the creek bank.
- Removal/shortening of branches with stem cankers, and "cleaning" of tree crowns (i.e. remove dead, diseased, and/or broken branches and stubs).
- Mitigate compacted soil conditions and improve soil structure by 1) applying a 3-4 inch blanket of wood-chip mulch, and 2) limiting vehicle access to the old campground area.
- Fill soil should be pulled back further from the trees and the original soil levels should be maintained.
- Maintain the naturalized area of dense vegetation bordering Highway 12, possibly by preventing access through fence installation.
- Plant new native trees to improve age diversity.
- Avoiding exotic and invasive species; eradicate invasive woody plants.

## C. SPECIAL STATUS SPECIES

Aquatic and riparian habitats associated with the Laguna are known to support several special status plants and animals, and trees in the project vicinity may host raptors and protected bird species. Special status species potentially present at the project site were determined through a search of the California Natural Diversity Database (CNDDDB) (**Appendix D**) and literature review, including a review of the Caltrans biological assessments and the reports contained on the Laguna de Santa Rosa Foundation Website ([www.lagunadesantarosa.org/knowledgebase](http://www.lagunadesantarosa.org/knowledgebase)). The following section summarizes those species with a moderate to high potential for occurrence. They have been categorized as plants, fish, birds, reptiles, and mammals. Special status amphibian and invertebrate species are not expected to occur within the immediate project impact area.

### 1. PLANTS

Most special status plant species with a moderate to high potential to occur are those associated with vernal pools. Vernal pools hold water during the rainy season, as hardpan soils prevent percolation. These are unique seasonal habitats that support distinct and often endemic flora. Vernal pool plant species generally germinate under water, mature, flower, and set seed during the dry season. The following special status plant species associated with vernal pools are known to occur in the general project vicinity:

- Sonoma sunshine (*Blennosperma bakeri*)
- Burke's goldfields (*Lasthenia burkei*)
- Sebastopol meadowfoam (*Limnanthes vinculans*)

- dwarf downingia (*Downingia pusilla*)
- legenere (*Legenere limosa*)
- Baker's navarretia (*Navarretia leucocephala* ssp. *bakeri*)

If present, these species would be expected to occur within vernal pools located within the former campground area. However, these pools were characterized within the *Northeast Area Specific Plan Existing Conditions Report* as "highly disturbed" as a result of campground activities including motor vehicle passage. Plant surveys were performed immediately upstream of the project site and in the vicinity of the Sebastopol Ave. bridge. No federally listed species were identified, and the likelihood of special status species occurrence was determined to be very low. Although no formal rare plant (protocol) surveys of the entire Village Park Open Space Area has been completed, it is clear from the pictures and information contained in the Caltrans Rare Plant Survey reports that nearly the entire open space area was reviewed by the project biologists completing these surveys, and that no rare plants were identified during their survey work. In addition, the wetlands delineation for the project was completed by a qualified botanist during a time when most of the sensitive vernal pool plant species would have been in bloom and noticeable. For instance, popcorn flower, a endemic, but not protected plant that occurs in vernal pool wetlands, was observed in the largest, most westerly vernal pool, but not in any of the other areas that had standing water at the time of the survey work (May 2010) it is very likely that the degraded nature of the site, and the site disturbance history precludes the presence of the above listed sensitive plant species.

In addition to these plant species associated with vernal pools, there is also a moderate potential for swamp harebell (*Campanula californica*) to occur at the project site. This species has been mapped as occurring adjacent to the Laguna within freshwater habitat within two miles of the project site.

## 2. FISH

The Laguna de Santa Rosa is a tributary to the Russian River. The Russian River outlets in the San Francisco Bay, and is a known migratory corridor for anadromous fish that may also inhabit the Laguna. The following special status fish species are known to inhabit the Laguna de Santa Rosa (Caltrans, November 2008):

- Coho salmon (*Oncorhynchus kisutch*)
- Chinook salmon (*Oncorhynchus tshawytscha*)
- Steelhead (*Oncorhynchus mykiss*)

The Laguna is designated critical habitat for Coho salmon, while the main branch of the Russian River is designated Chinook critical habitat. Each of these salmonid species can be expected to occur within the Laguna adjacent to the project site at some time during the year.

## 3. BIRDS

Special status bird species with moderate to high potential for occurrence at the project site are those associated with freshwater marsh, wetlands, and riparian woodland. The following bird species have a moderate to high potential for occurrence within the project site:

- American bittern (*Botaurus lentiginosus*)



- Cooper's hawk (*Accipiter cooperi*)
- northern harrier (*Circus cyaneus*)
- white-tailed kite (*Elanus leucurus*)
- bald eagle (*Haliaeetus leucocephalus*)
- osprey (*Pandion haliaetus*)
- long-billed curlew (*Numenius americanus*)
- Vaux's swift (*Chaetura vauxi*)
- Allen's hummingbird (*Selasphorus sasin*)

The project site may serve as nesting habitat for several of these species. The American bittern usually nests in tall and emergent vegetation and the northern harrier nests on elevated ground or in thick vegetation near ground. The remainder of birds that may nest in the area, including the Cooper's hawk, white-tailed kite, Vaux's swift, and Allen's hummingbird, construct their nests above ground on the branches or within the hollows of riparian and deciduous trees. No nest observations were recorded during the Arborist's investigation of the project site, during the 2005 investigation of the former campground area or during biological surveys completed by Caltrans for the NW Specific Plan in 2007-2009 immediately upstream, and associated with the SR12 bridge replacement project. The remainder of potentially present bird species may utilize the site as a wintering ground or as foraging habitat, including the bald eagle, osprey, and long-billed curlew.

#### 4. REPTILES

Habitat at the project site is suitable for the western pond turtle, a California species of special concern. This species has been observed near the project site within the Laguna. The turtle would be expected within the channel, and may potentially use adjacent open field areas, including the old campground as a basking site. No other special status reptiles are expected to occur at the project site.

#### 5. MAMMALS

Two bat species may frequent the project site: the Townsend's western big-eared bat (*Corynorhinus townsendii townsendii*) and the Yuma myotis bat (*Myotis yumanensis*). These species typically roost in caves and within manmade structures and in large tree cavities; their use of the site would likely be limited to foraging activities. However, old trees with such cavities should be carefully inspected by a qualified biologist prior to their trimming or removed. These bats are nocturnal, and foraging would occur at night.

#### 6. OTHER SPECIES

Other species associated with the habitat types at the project site were determined to have a very low to low potential for occurrence, typically due to a lack of recent, nearby, or reliable observations and/or because of a lack of very specific habitat requirements for individual species. Previous studies in the project vicinity investigated the presence of California freshwater shrimp, California red-legged frog, and California tiger salamander. These investigations included consultation with the US Fish and Wildlife Service, Endangered Species office in Sacramento. Each study concluded that neither freshwater shrimp nor red-

legged frogs inhabit this area of the Laguna, and habitat in the project vicinity was determined to be unsuitable for the California tiger salamander.

#### D. INVASIVE SPECIES

The California Invasive Plant Council (<http://www.cal-ipc.org>) defines invasive species as "any species, including its seeds, eggs, spores, or other biological material capable of propagating that species, that is not native to that ecosystem whose introduction does or is likely to cause economic or environmental harm or harm to human health." Invasive species identified in the biological survey for the adjacent Laguna Bridge Replacement project are listed in **Table 3-1**.

**Table 3-1: Invasive Species Recorded in the Project Vicinity**

Scientific Name	Common Name
<i>Avena barbata</i>	slender wild oat
<i>Bellardia trixago</i>	bellardia
<i>Brassica nigra</i>	black mustard
<i>Briza maxima</i>	rattlesnake grass
<i>Bromus diandrus</i>	riput brome
<i>Cardus pycnocephalus</i>	Italian thistle
<i>Centaurea solstitialis</i>	yellow star thistle
<i>Conium maculatum</i>	poison hemlock
<i>Cotula coronopifolia</i>	brass buttons
<i>Cystisus scopius</i>	Scotch broom
<i>Daucus carota</i>	Queen Anne's lace
<i>Dipsacus sativus</i>	fuller's teasle
<i>Eucalyptus sp.</i>	eucalyptus
<i>Foeniculum vulgare</i>	fennel
<i>Phalaris aquatic</i>	harding grass
<i>Raphanus sativus</i>	radish
<i>Rubus discolor</i>	Himalaya blackberry
<i>Rumex crispus</i>	curly dock

These species are expected to occur within the project site. In addition to these terrestrial plant species, it is possible that the invasive variant of water primrose, *Ludwigia hexapetala*, occurs in the project area, within the Laguna. *L. hexapetala* has dramatically reduced local biodiversity, and provides protective breeding habitat for mosquitoes. A Sonoma County *Ludwigia* Task Force was established in 2003 to address this species, and a five-year management plan for the plant was developed in 2005 and updated in 2006. Short-term management options include killing and removing the plant, while long-term solutions focus on management through habitat restoration.



## E. HYDROLOGY AND FLOODING

A Hydrology Report that included the project site and surrounding area was prepared in 2006 as part of the City of Sebastopol Northeast Area Specific Plan. In addition some information on the hydrology of the immediate project area was presented in the floodplain study (See attached Caltrans Final Hydraulic Report) completed by Caltrans for the SR12 bridge replacement project (Caltrans, December 2009).

The Laguna de Santa Rosa is the primary water feature in the greater Sebastopol-West Cotati area; it conveys stormwater runoff from an area of 78 square miles to the Russian River. It is the largest tributary of the Russian River. Additionally, the Laguna and its surrounding floodplain provide backwater storage to the Russian River during large flood events. Estimates of Laguna flows vary significantly, with estimates ranging from 9,000 cfs to a peak of 37,000 cfs. Backwater flow from the Russian River is estimated at a peak of 20,000 cfs, and storage capacity within the Laguna is estimated at 38,800 acre-feet (Caltrans, December 2009). Due to this backwater effect, the Laguna's hydrology is not well understood.



**SITE FLOODING - JANUARY 18, 2010**

The site is bordered on the east by the Laguna de Santa Rosa channel. The Laguna channel in this area ranges in width, (bank top to bank top) from about 70 to 160 feet. Channel depth is variable, and includes several large (3 to 5 feet deep) persistent summer pools, separated by areas of shallow, 1 to 2 feet deep channel flow. The slope of the channel is flat and flow is slow to sluggish throughout much of the year. In especially dry years, late summer and fall flows between the persistent pools may be very shallow or even as sub-flow through the channel bottom silts, sands and gravels in extreme drought years, while in most winters with normal and above average rainfall, flow breaks out of the channel banks and floods the adjacent Open Space Area under 1 to 3 feet of water. During severe flood events, which can occur as frequently as every 7 to 10 years, the Open Space Area can be under 3 to 5 or more feet of floodwater for weeks at a time, while the roads and some building areas in the Mobile Home Park can be under several feet of water for several days.

This area lies within the overlapping 100-year floodplains of the Russian River, and the Laguna. During an earlier regional hydrological investigation of Warm Springs Dam on Dry Creek, a major tributary of the Russian River upstream of Laguna de Santa Rosa, and completed by the US Army Corps of Engineers, it was determined that Laguna de Santa Rosa will pond floodwater, causing overbank flooding of low lying areas along and near the Laguna throughout Sebastopol, due to flooding of the Russian River. Because

the backwater flood elevation of the Russian River is higher than the base flood elevation of Laguna de Santa Rosa in this area, flow can back up the Laguna channel from the Russian River during periods of severe flooding, and the Russian River backwater is the controlling flooding source for the statistical 100-year base flood. The 100-year flood elevation in the project area is 75.22 feet (1929 NGVD), although the City of Sebastopol utilizes an elevation of 76 feet (1929 NGVD) for the floodplain management policies. The current FEMA map (2008) uses a 1988 datum, which is 2.78 feet higher than the 1929 datum. In terms of flood elevations, the 100-year flood elevation in this area is 78 feet (1988 NAD), but the elevation range of the property would also need to be adjusted by 2.78 feet higher according to the same datum (i.e., 56 to 62 feet in the 1929 NVGD would be 58.78 to 64.78 in the 1988 NAD).

Most of the Open Space Area is at an elevation of 56 to 62 feet, while most of the Mobile Home Park sits 4 to 8 feet higher, at elevations of 64 to 72 feet (1929 NGVD). As such, the entire Village Mobile Home Park and all of the Open Space Area are within a FEMA designated 100-year flood hazard zone (the existing SR12 bridge, which is several feet higher than the campground, cannot pass the 50-year flood). The applicable FEMA Flood Insurance Rate Map (FIRM) reference for this assessment is Map Number 06097CO715E.

## **F. GEOLOGY AND SOILS**

The project site is located within a northwest-southeast trending alluvial plain, the western portion of the Santa Rosa plain. The active Rodgers Creek fault lies approximately 9.3 miles from the area, in an easterly direction, and the San Andreas fault lies approximately 20.5 miles to the west (Blake, et. al., 2002).

The City of Sebastopol is primarily underlain by weakly to moderately consolidated sandstones of the Pliocene Wilson Grove Formation. The Wilson Grove Formation was deposited on top of Franciscan bedrock, and consists of sandstone and mudstone from reworked Franciscan formation rocks, deposited in a shallow marine environment. Older alluvial sediments overlie the Wilson Grove formation throughout portions of the Santa Rosa plain, while these deposits have been removed (eroded) along the Laguna channel and its tributary streams in many areas, such as the project site Open Space Area, and replaced by recent alluvial sediments consisting of clays, silts and fine sands. In other areas, the older alluvial soils have been eroded to the underlying Wilson Grove.

According to the 1972 USDA Sonoma County Soil Survey, Blucher fine sandy loam (overwash) occurs on the low-lying wooded floodplain along the Laguna, while Sebastopol fine sandy loam occurs along the western portion of the Mobile Home Park, on the above-lying terrace. The Blucher soils consist of deep, stratified alluvial deposits of fine sandy loams and silt loams, are poorly drained, and the overwash phase is subject to frequent flooding. Sebastopol fine sandy loam has a dense, compact, heavy clay loam subsoil, at depths of 2 to 3 feet, and is underlain by highly weathered sandstone at depths of 4 or 5 feet. In places within the Mobile Home Park, some 3 to 5 or more feet of fill have been placed on top of the former floodplain soil to provide some measure of drainage and flood protection.

Because of the relatively shallow groundwater table along the Laguna, and proximity to several active faults, the soils in the project area are considered to be potentially liquefiable during a large earthquake event.



## 4. SITE OPPORTUNITIES AND CONSTRAINTS

### A. MOBILE HOME PARK CONDITIONS ASSESSMENT

Since the City began managing and operating the mobile home portion of the project site, approximately \$126,000 has been spent on site repair and maintenance, with the majority of the expenditures for sewer and water line repairs. This figure does not include ongoing costs for an on-site property manager.

In April 2010, Burbank Housing completed a physical needs assessment to identify potential costs associated with renovation of the mobile home area of the Village Park site to meet current codes. Burbank Housing is a local nonprofit organization that builds, owns and manages housing projects in Sonoma County, especially for low-income people and those with special needs.

This assessment (**Appendix B**) estimated potential renovation costs to range from approximately \$800,000 to over \$1.2 million to renovate and retrofit the existing units and infrastructure.

The City conducts an inventory on a regular basis to determine the current use and occupancy of the Mobile Home area. The most recent inventory, conducted April 6, 2010 is included in **Table 4-1**.

**Table 4-1: Mobile Home Area Inventory April 6, 2010**

Type of Unit	Qty. Occupied	Vacant	Total
<b>Total Mobile Home Spaces</b>			<b>27</b>
Mobile Home	12	4	16
Recreational Vehicle (in MH area)	11	N/A	11
<b>Total RV Spaces</b>			<b>12</b>
Recreational Vehicle (in RV area)	7	5	12
Apartment	4	0	4
<b>Total units</b>			<b>34</b>



**MOBILE HOME AREA COMMON AREA- MANAGER'S OFFICE AND RESTROOMS**

## B. SITE OPPORTUNITIES AND CONSTRAINTS

Given the current configuration of mobile homes and RVs on the site, there is some inefficiency in the current layout and utilization of the site. In addition, the portion of the site encumbered by the open space easement lacks higher elevation lands that could potentially be utilized for permanent park improvements such as an entry, parking, interpretive signs and other amenities that could increase access and usage throughout the season.

**Village Park Entry.** The asphalt driveway and visitor parking area is larger and wider than necessary for an entry drive. This area lacks separate pedestrian facilities, and could be reconfigured to separate park/open space visitors from residential uses. This area will also need to be reconfigured to conform to the new Sebastopol Avenue elevation/transition to the proposed bridge replacement structure. Separate pedestrian facilities should be incorporated into the project.



SITE ENTRY



**Village Park RV Area.** One possibility is to reconfigure the current RV portion of the site by moving four of the occupied RVs in current "RV sites" into vacant "mobile home" spaces, as well as shifting the remaining three vehicles to the south, which would provide a more efficient configuration for mobile home services.





RV AREA OF SITE ADJACENT TO OPEN SPACE UPLAND AREA

**Village Park South Edge.** This area is fenced from the adjacent riparian corridor. Outside the fenced area, there is an upland buffer that would be suitable for a trail connection around the perimeter to the open space uplands.



SOUTH EDGE OF SITE ADJACENT TO RIPARIAN CORRIDOR

**Community Garden – Street Frontage.** Caltrans plans to acquire the entire street frontage in order to accommodate roadway elevation transitions to the new bridge structure.





COMMUNITY GARDEN AND MOWED AREA ON WEST SIDE OF SITE



INFORMAL PATH AT NORTHWEST CORNER OF SITE PROVIDES ACCESS TO DOWNTOWN

**West Edge of Property.** The service road on the west edge of the site provides access and circulation to VP residents, and portions are utilized for parking and storage. If access to the site were to occur via a southern extension of Morris Street to serve the adjacent property, the access would occur in this area. Trail connections to the Railroad/Rodota Trail should also be considered in this area.



SERVICE ROAD ON WEST SIDE OF SITE



**Common areas.** Common areas of the VP site include restrooms, laundry area, unoccupied spaces, and informal parking areas. Over time, many of these areas have been utilized for storage, parking or individual landscaped spaces. Cleanup of abandoned/unused items, consolidation of storage areas and organization of parking would improve site appearance.



COMMON AREAS IN CENTRAL PORTION OF SITE

**Circulation/Connections.** VP is situated in a key entry to the City and central to other destinations, including the Railroad and Rodota trails to the south, Laguna Youth Park and Sebastopol Community Center to the north, and downtown Sebastopol and Ives Park to the west. In addition to these park and trail connections, the site intersects the Laguna de Santa Rosa as well as remnant waterways that potentially connect west to the downtown area, with associated enhancement and restoration opportunities.

**Figure 7** summarizes Site Opportunities and Constraints.





#### 4 Site Issues/Constraints:

1. North Streetscape Elements: raised, meandering sidewalk, palm trees, non-native landscape.
2. South Streetscape: no sidewalk, curb, gutter landscaping or trees. Should landscape theme match the north side?
3. Bus shelter lacks accessibility improvements, sidewalk, ramp, separation. Provides shelter.
4. Proposed Caltrans Bridge: will provide sidewalks and shoulders on both sides of bridge.
5. Access to water (water quality issues?)
6. Dense riparian vegetation precludes easy access and views
7. Joe Rodota Trail—elevated, open water views
8. Dense invasive vegetation understorey—trash, encampments, access/security issues
9. Intersection provides only location for safe bike/ped street crossing
10. Wide driveway, lack of striping/signage to direct users to site, mid-block location unsafe for pedestrians and cyclists to cross to north side
11. Lack of defined space: storage/encroachment & use of unassigned areas
12. Existing fence provides security but is visually unattractive "barrier"
13. Short-term issue: separation of "public" and "private" use areas
14. Flooding occurs in majority of open space area

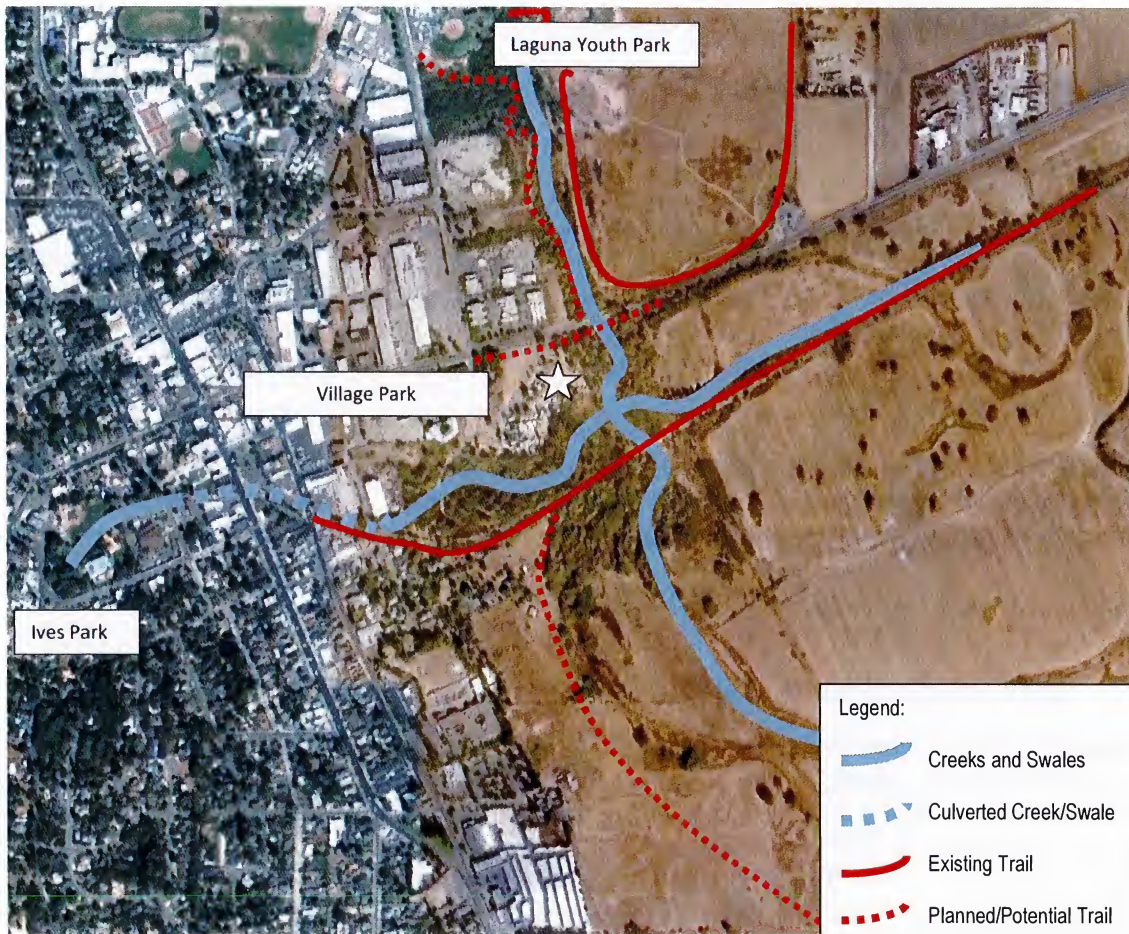
#### K Opportunities:

- A. New bridge will provide sidewalks and shoulders—opportunity for art and gateway treatment
- B. Good access to public transit, sidewalks
- C. Potential access from Rodota Trail to park area
- D. Overlook, benches or interpretive opportunities at existing bridge?
- E. Improve pedestrian access at entry
- F. Upland area within open space, picnic area
- G. Swale provides separation between natural area and residential uses
- H. Dense vegetation provides habitat buffer
- I. Highest elevation on site, potential location for permanent structures
- J. Opportunity for alternate access to site
- K. Invasive species removal, habitat enhancement
- L. Good location for overlook of natural area, swale enhancement
- M. Potential improved hydrologic connection to downtown creeks?

### VILLAGE PARK OPPORTUNITIES AND CONSTRAINTS

Figure 7





CIRCULATION AND CONNECTIVITY

## 5. PLAN CONCEPTS

Completion of the Village Park Master Plan is an implementation action consistent with Goal H of the Laguna de Santa Rosa Master Plan:

**GOAL H: Establish Specific Park Development Plan Compatible with Protection and Enhancement of the Laguna, Regulatory Agency Requirements and the Community's Recreation Desires**

The Village Park Master Plan sets forth the Objectives, Policies and Master Plan Elements consistent with the adopted *Laguna de Santa Rosa Park Master Plan*, and ultimately should be approved as an amendment to the adopted Plan. Objective H.1, and Policy H.1.1 of the adopted Plan set forth the elements to guide planning and development of the Laguna Youth Park. **Objective H.2 and Policy H.2.1** specifically apply to the Village Park site:

**Objective H.2:** Establish specific park development objectives compatible with the community's recreation desires, protection and enhancement of the Laguna, and regulatory agency requirements. In particular, determine the feasibility and types of open space use and recreational activities within the Village Park site.

**Policy H.2.1:** *Implement the following detailed plan for the Village Park site.*

### A. OPEN SPACE AREA (FORMER CAMPGROUND)

Acquisition of the portion of the site containing the former campground was accomplished with assistance from the Sonoma County Agricultural Preservation and Open Space District. The District also approved \$125,000 in grant funding for construction of improvements to convert the campground and open space areas to park uses. The City's intent is to accomplish these improvements within two years (by 2013). The Open Space Area will be developed with passive recreational improvements, with a focus on habitat restoration and improved opportunities for public access to the open space lands. The following elements describe the preliminary concepts to be included in the project design:

- Passive use public park with picnic, trail, and open space areas
- Connections to the Joe Rodota Trail
- Improvements to site access and parking
- Oak tree preservation and renewal
- Removal of non-native invasive plant species and habitat restoration
- Fencing and access improvements
- Benches, trash/recycling receptacles, picnic tables, barbeques and other "flood-retrofitted" site furnishings
- Signs and interpretive elements





LAGUNA CHANNEL AND SHORELINE IN OPEN SPACE AREA; BERM AT EDGE OF CHANNEL IS INFORMAL SEASONAL PATH.

### OPEN SPACE AREA IMPROVEMENTS

#### 1. Laguna Channel

- Views of open water
- Bank enhancement
- Water quality improvements – trash removal

#### 2. Wetlands Enhancement

- Improvements to seasonal wetlands
- Protection of vernal pools
- Invasive Species Removal
- Trash removal



#### 3. Riparian Habitat Enhancement

- Oak and Oregon ash management
- Hazardous/unhealthy tree pruning
- Young oak regeneration
- Invasive species control
- Supplement oak woodland with compatible native species



#### 4. Highway 12 Frontage

- Gateway signage and art
- ADA accessible pedestrian improvements
- Caltrans Highway 12 Bridge replacement coordination
  - Street widening
  - Curb, gutter and sidewalk, including ADA accessible transitions to Village Park
  - Bus shelter replacement
  - Tree removal and replacement
  - Landscaping and tree planting along frontage
  - Aesthetic treatments of bridge and street infrastructure at City gateway
  - Aesthetic treatment of retaining walls to minimize visual effects from park/open space area



- Gateway art, site furnishings, decorative fencing and other design treatments appropriate for the City's primary entryway
- Traffic circulation during project construction

## 5. **Parking and Circulation**

- Visitor parking
- Bicycle facilities
- Pedestrian improvements
- ADA Accessible facilities

## 6. **Trail System**

- Informally mowed path to Rodota Trail
- Connect to interior trail system
- Interpretive and educational facilities
- Signage and wayfinding

## 7. **Picnic Area**

- Facilities - picnic tables, barbecue grills and trash/recycling receptacles to be clustered at top of bank where feasible; minimize disturbance to seasonal wetlands.
- Utilize flood-resistant accommodations; use durable materials and anchor facilities where appropriate.
- Fencing or buffers should provide visual separation without obstructing channel flows.

Design elements proposed for the Open Space Area are included with the concepts for the Mobile Home Area.



## B. **MOBILE HOME AREA**

Planning for the Mobile Home Area is more conceptual than the plan for the former campground and Open Space Area, because the site is currently utilized as a residential community. It is also important that while the mobile home area of the property is in operation, the quality of life for the existing residents be maintained and that park improvements to other areas of the property respect the needs of the existing residents.

Long-range master planning for the western portion of the site, occupied by the Mobile Home Park and garden, includes the adoption of site-specific objectives, policies and implementation program for site elements that are compatible with the Laguna de Santa Rosa Master Plan. The majority of the site is unincorporated and within Sonoma County's jurisdiction, so, absent annexation, development must also be compatible with the County's plans and policies. The plan for this area addresses the following issues:



- Identification of interim actions or site improvements during the time the mobile home use is maintained
- Frontage area landscaping and access improvements
- Opportunities for connections to adjoining properties
- Parking and access considerations
- Identification of future suitable uses for the mobile home area, which could include such uses as a playground, court areas, native plant restoration, a restroom, shade structure, farm market area, community garden, or other uses.
- Review of existing infrastructure.
- Potential utility improvements.
- Phasing options.

#### **DESIGN CONCEPTS**

Four planning concepts have been developed for this portion of the site to reflect a range of intensity and use at the site as it is redeveloped into park uses. The concepts are intended to portray a range of use type and intensity as well as circulation choices. These concepts will be synthesized into a final Plan based on staff, Commission/Council and community input.

- **Concept A: Passive park activities and environmental restoration, access from Sebastopol Avenue.** This concept would include passive recreation uses, oak woodland restoration, and minimal site improvements. Access would utilize the existing driveway, and parking would be located on the existing paved area.

Environmental elements include enhanced seasonal wetlands & vernal pools, seasonally mowed paths in open space area, oak health & safety vegetation management and removal of invasive plant species. The mobile home area would be planted with additional oak woodland and riparian tree species, with native grass meadow.

The shared use trail system would include an accessible path connecting to Railroad Forest & Rodota Trails, as well as internal loop trails and access to Sebastopol Avenue sidewalk. Parking would be provided for 20-30 vehicles. 10-15 Individual picnic sites would be provided. No restroom is proposed.

- **Concept B: Passive park activities, event pavilion, parking, access from Sebastopol Avenue.** This concept features an open meadow for event use, oak woodland restoration, restroom, parking, and a group picnic pavilion. Vehicular access would be provided at existing site entry, and parking area utilizes existing paved area. Emergency access would be provided to Morris Street through the adjacent parcel.

Environmental elements include enhanced seasonal wetlands & vernal pools, seasonally mowed paths in open space area, oak health & safety vegetation management and removal of invasive plant species.

The shared use trail system would include an accessible path connecting to Railroad Forest & Rodota Trails, as well as internal loop trails and access to Sebastopol Avenue sidewalk. Parking would be provided for 50-60 vehicles.

A pavilion or shade structure and meadow would be provided to serve as an event staging area (up to 100 persons) with a group picnic area to serve 50-60 people. 10-15 Individual picnic sites would be provided. Restroom, drinking fountain and electrical service would be provided.

▪ **Concept C: Active park elements, sports field, restrooms, parking, play equipment, access from Morris Street/adjacent parcel.**

This concept features active park uses, including a sports play field, playground, restroom, parking, group picnic/event area and pavilion. Primary site access would be from an extension of Morris Street (signalized intersection) through the adjacent parcel with emergency vehicle access through an internal path system to connect with Sebastopol Avenue.

Environmental elements include enhanced seasonal wetlands & vernal pools, seasonally mowed paths in open space area, oak health & safety vegetation management and removal of invasive plant species. The mobile home area would be planted with additional oak woodland and riparian tree species.

The shared use trail system would include an accessible path connecting to Railroad Forest & Rodota Trails, as well as internal loop trails and access to Sebastopol Avenue sidewalk. Parking would be provided for 50-60 vehicles.

A pavilion or shade structure and meadow areas would be provided to serve as an event staging area (up to 100 persons) with a group picnic area to serve 50-60 people.

A playground would be provided near the center of the site, with restroom, drinking fountain and other facilities.

A sports play field is also provided, approximate size is suitable for youth sports (soccer) use. This area could alternatively be designed to accommodate volleyball, basketball or other active sports.

▪ **Concept D: Active park elements, sports field, restrooms, parking, play equipment, community garden; vehicular access through site via Sebastopol Avenue and Morris Street/adjacent parcel.**

This concept features active park uses, including a sports play field, playground, restroom, parking, group picnic/event area community garden and pavilion. Vehicular site access would be provided through the site from the existing site entry to an extension of Morris Street (signalized intersection) through the adjacent parcel.



Environmental elements include enhanced seasonal wetlands & vernal pools, seasonally mowed paths in open space area, oak health & safety vegetation management and removal of invasive plant species. The mobile home area would be planted with additional oak woodland and riparian tree species.

The shared use trail system would include an accessible path connecting to Railroad Forest & Rodota Trails, as well as internal loop trails and access to Sebastopol Avenue sidewalk. Parking would be provided for 50-60 vehicles.

A pavilion or shade structure would be provided to serve as a group picnic area to serve 50-60 people. Restroom, drinking fountain and electrical service would be provided.

A playground would be provided near the center of the site, with restroom, drinking fountain and other facilities. A community garden would be located near the playground.

A sports play field is also provided, approximate size is suitable for youth sports (soccer) use. This area could alternatively be designed to accommodate volleyball, basketball or other active sports.

# VILLAGE PARK

## CONCEPT A

### PASSIVE RECREATION

### MINIMAL SITE DISTURBANCE

(K)

#### Concept:

Concept A features passive recreation uses, oak woodland restoration, and minimal site improvements. Access would utilize existing site entry, and parking is located on existing paved area. No restroom.

Environmental elements include enhanced seasonal wetlands & vernal pools, seasonally mowed paths in open space area, oak health & safety vegetation management and removal of invasive plant species.

#### Site Elements, Open Space Area:

- A. Oak woodland management, invasive plant removal
- B. Vernal pool enhancement, buffer, mowed path
- C. Seasonal wetland enhancement, mowed path
- D. Invasive plant/trash removal, mowed path
- E. Individual picnic sites (5-10), overlook, split rail fence

#### Site Elements, Village Park Area:

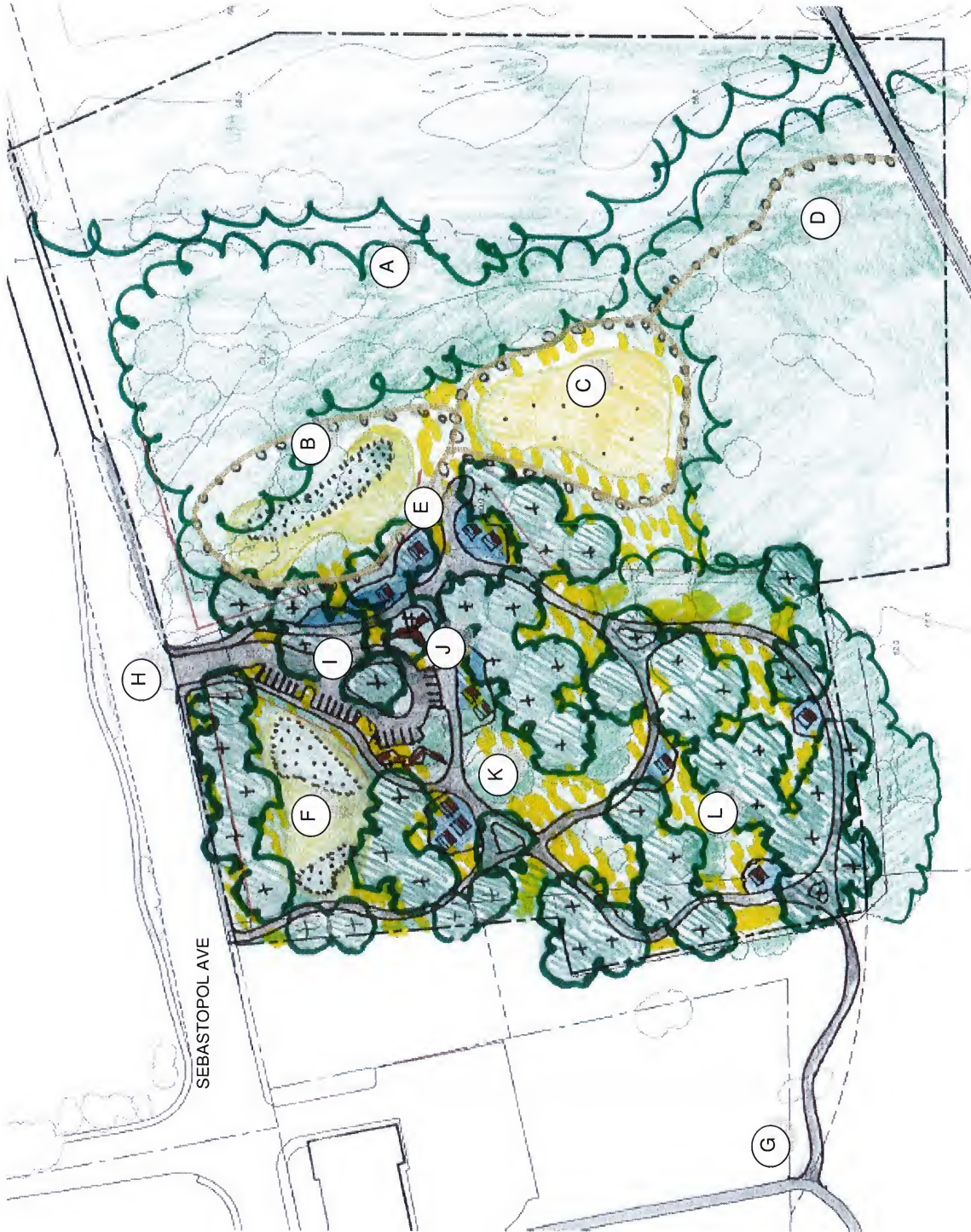
- F. Seasonal swale enhancement, interpretive display
- G. Trail connects to Railroad Forest & Rodota Trail
- H. Driveway and sidewalks: split rail fencing
- I. Parking for 20-30 vehicles
- J. Interpretive displays
- K. Individual picnic sites (10-15)
- L. Oak woodland and meadow planting



#### VILLAGE PARK MASTER PLAN

City of Sebastopol  
California

October 2010





# VILLAGE PARK

## CONCEPT B

### PASSIVE RECREATION MEADOW AND EVENT AREA

#### (K) Concept:

Concept features open meadow for event use, oak woodland restoration, restroom, parking, group picnic pavilion. Vehicular access would be provided at existing site entry, and parking area utilizes existing paved area. Emergency access provided to adjacent parcel.

Environmental elements include enhanced seasonal wetlands & vernal pools, seasonally mowed paths in open space area, oak health & safety vegetation management and removal of invasive plant species.

#### Site Elements, Open Space Area:

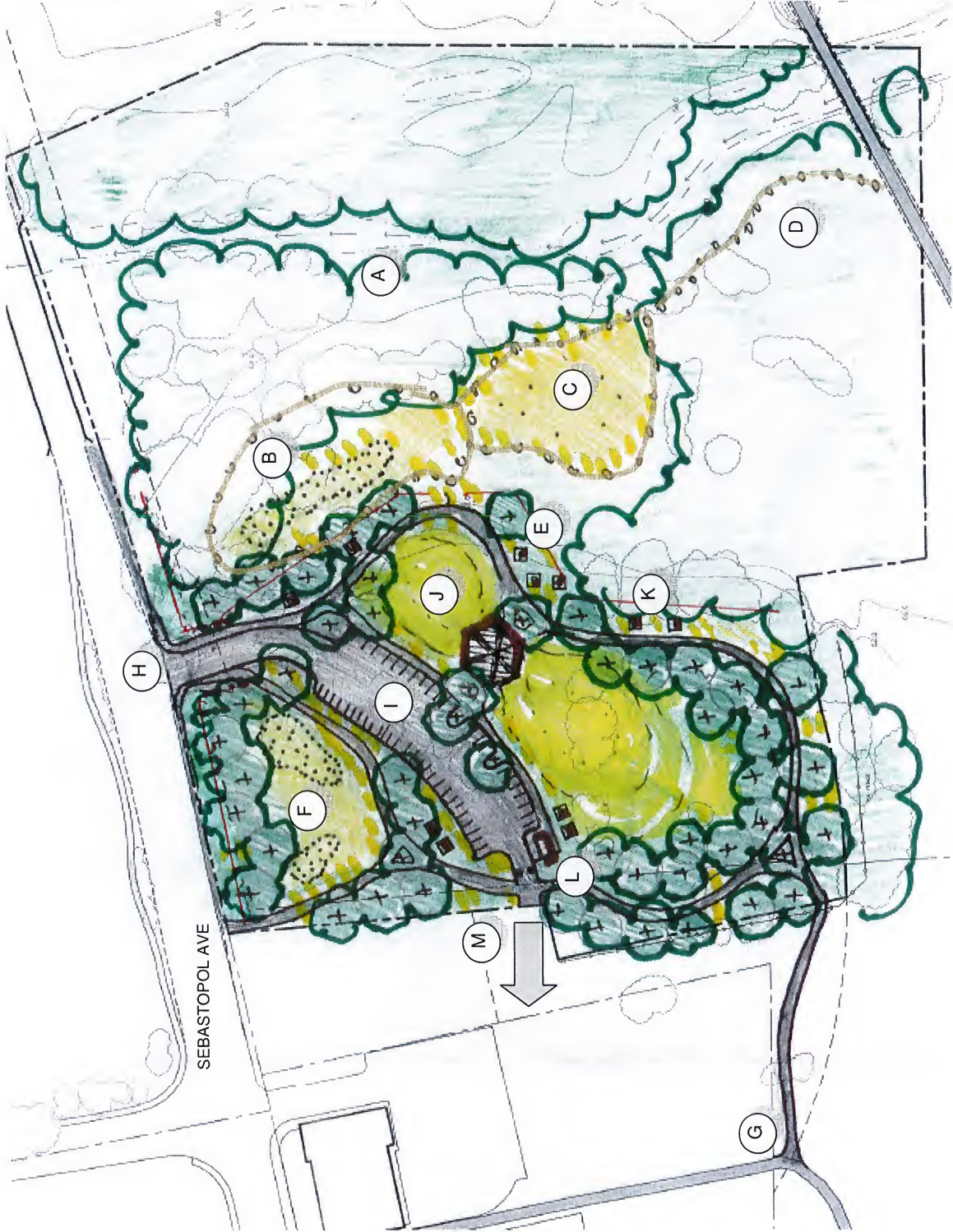
- A. Oak woodland management, invasive plant removal
- B. Vernal pool enhancement, buffer, mowed path
- C. Seasonal wetland enhancement, mowed path
- D. Invasive plant/trash removal, mowed path
- E. Individual picnic sites (5-10), overlook, split rail fence

#### Site Elements, Village Park Area:

- F. Seasonal swale enhancement, interpretive display
- G. Trail connects to Railroad Forest & Rodota Trail
- H. Fully improved driveway and sidewalks; concrete split rail fencing
- I. Parking-50-60 vehicles
- J. Pavilion, group picnic (50-60), meadow (100)
- K. Individual picnic sites (10-15)
- L. Restroom/drinking fountain
- M. Emergency Access to Morris Street

#### VILLAGE PARK MASTER PLAN

City of Sebastopol  
California





# VILLAGE PARK

## CONCEPT C

### ACTIVE RECREATION

### MORRIS STREET ACCESS

(K)

#### Concept:

Concept features active park uses, including sports field, playground, restroom, parking, group picnic/event area and pavilion. Primary site access would be from Morris Street extension (signalized intersection).

Environmental elements include enhanced seasonal wetlands & vernal pools, seasonally mowed paths in open space area, oak health & safety vegetation management and removal of invasive plant species.

#### Site Elements, Open Space Area:

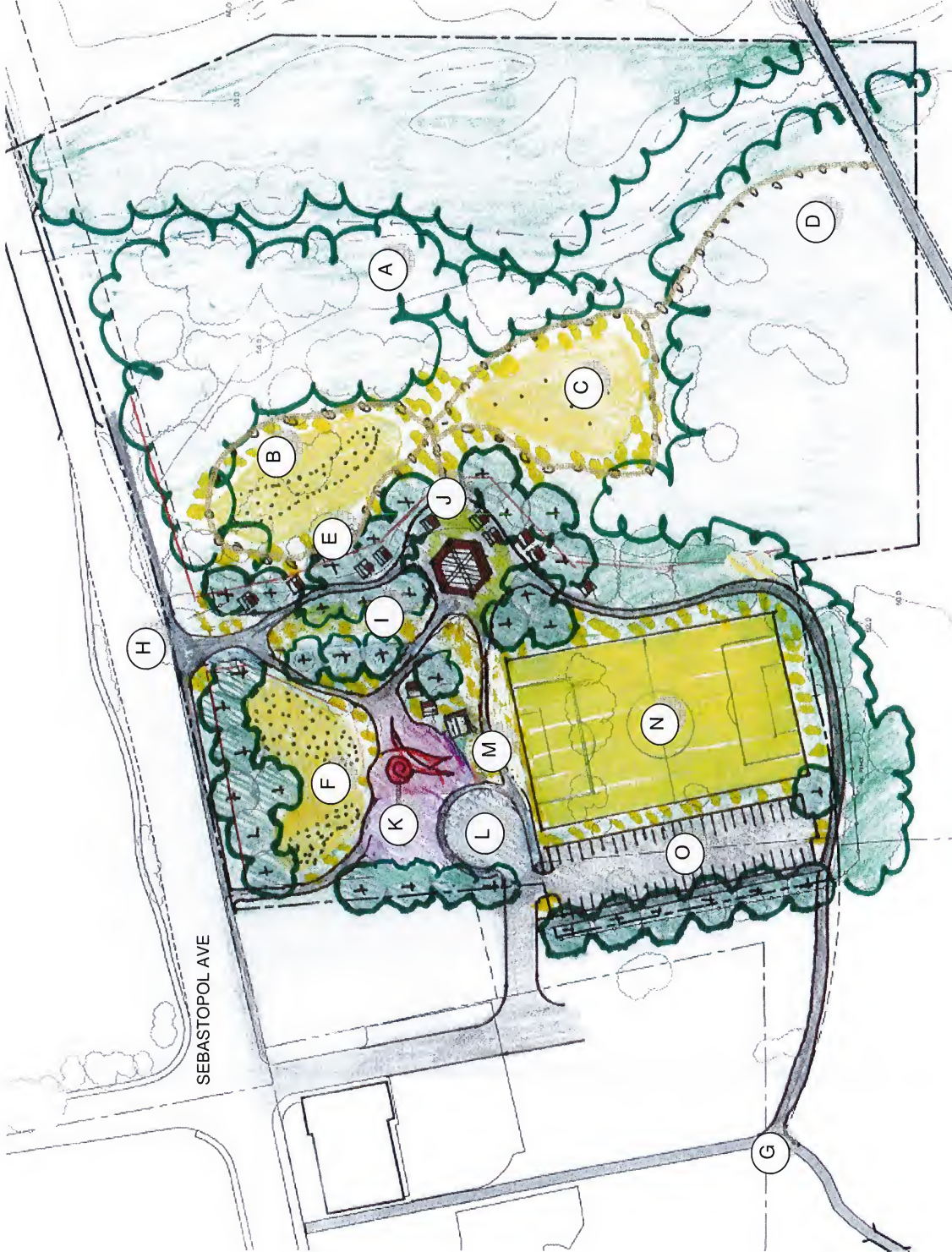
- A. Oak woodland/invasive management
- B. Vernal pool enhancement, buffer, mowed path
- C. Seasonal wetland enhancement, mowed path
- D. Invasive plant/trash removal, mowed path
- E. Individual picnic sites (5-10), overlook, split rail

#### Site Elements, Village Park Area:

- F. Seasonal swale enhancement, display
- G. Trail connects to Railroad Forest & Rodota Trail
- H. Non-motorized entry to park; emergency vehicle access only; concrete split rail fencing
- I. Mowed meadow, event area; access for emergency vehicles
- J. Pavilion, group picnic (50-60), overlook
- K. Playground
- L. Primary access to site via Morris Street extension
- M. Restroom/drinking fountain
- N. Sports field (150' x 250' -- youth)
- O. Parking 50-60 vehicles



VILLAGE PARK MASTER PLAN  
City of Sebastopol  
California





# VILLAGE PARK

## CONCEPT D

### ACTIVE RECREATION DUAL/THROUGH STREET ACCESS

#### (K) Concept:

Concept features active park uses, including sports field, playground, restroom, parking, group picnic pavilion. Vehicular access would be provided between Sebastopol Avenue and Morris Street extension (signalized intersection). Environmental elements include enhanced seasonal wetlands & vernal pools, seasonally mowed paths in open space area, oak health & safety vegetation management and removal of invasive plant species.

#### Site Elements, Open Space Area:

- A. Oak woodland/invasive management
- B. Vernal pool enhancement, buffer, mowed path
- C. Seasonal wetland enhancement, mowed path
- D. Invasive plant/trash removal, mowed path
- E. Individual picnic sites (5-10), overlook, split rail

#### Site Elements, Village Park Area:

- F. Seasonal swale enhancement, display
- G. Trail connects to Railroad Forest & Rodota Trail
- H. Fully improved street, driveway and sidewalks; concrete split rail fencing
- I. Picnic, playground, restroom, drinking fountain
- J. Pavilion, group picnic (50-60), overlook
- K. Sports field (150' x 250' -- youth)
- L. Community Garden
- M. Parking 50-60 vehicles



VILLAGE PARK MASTER PLAN  
City of Sebastopol  
California



## **6. DESIGN GUIDELINES AND PRELIMINARY PROJECT COST**

### **A. DESIGN GUIDELINES**

Site improvements at the Village Park site should be sustainable, economical, and fit within the Laguna landscape setting. This includes:

- The design should utilize affordable materials.
- The design should not require complex or specialized construction or installation.
- Landscape improvements should be designed to require minimal water use.
- The designed improvements should be durable and minimize and facilitate maintenance.
- The use of cost-effective and functional recycled materials is encouraged.
- The design should appropriately address safety and accessibility issues.
- As the site is subject to flooding, all improvements should be designed to be flood-durable.
- Opportunities for stormwater retention and rainwater infiltration should be explored.
- The design should deter vandalism and theft.
- The design should minimize replacement costs and logistics.
- The design should take into consideration the ability of law enforcement to view all park areas from the internal road system within the Mobile Home Park.

### **B. PRELIMINARY PROJECT COST**

[to be completed]



## 7. REFERENCES

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- Sonoma County Agricultural Preservation and Open Space District (SCAPOCD). 2006. *Connecting Communities and the Land: A Long-Range Acquisition Plan*.
- U.S. Fish and Wildlife Service. March 3, 2010. *Biological Opinion for the Laguna de Santa Rosa Bridge Replacement Project*.



**SEBASTOPOL**  
Local Flavor, Global Vision.

## VILLAGE PARK WORKSHOP

MONDAY DEC. 7      7:00-8:30 PM  
YOUTH ANNEX, 425 MORRIS STREET

### AGENDA

1. Displays/Open House (7:00-7:15)
2. Introductions (7:15-7:30)
  - a. Project team: Questa
  - b. City representatives
  - c. Community
3. Project Background (7:30-7:50)
  - a. City objectives/background (Kenyon Webster)
  - b. Overview of site conditions (Powerpoint, Questa)
4. Community forum/ideas (7:50-8:20)
5. Wrap up (8:20-8:30)
  - a. Summary of issues/ideas
  - b. Contact information
  - c. Schedule for design/followup

### FOR MORE INFORMATION:

Kenyon Webster, City of Sebastopol: [kplan@sonic.net](mailto:kplan@sonic.net) (707) 823-6167

Jeff Peters Questa: [jpeters@questaec.com](mailto:jpeters@questaec.com) (510) 236-6114 x 206

Margaret Henderson, Questa: [mhenderson@questaec.com](mailto:mhenderson@questaec.com) (510) 236-6114 x 240

City of Sebastopol



## *Village Park Conversion*

### December 7, 2009 Community Meeting Notes

A community meeting was conducted by the City of Sebastopol on 12/7/09 at the Youth Annex on the proposed conversion of the former 'campground' and preparation of a property master plan for the Village Park property.

A presentation, background information, and site maps were provided by the consultants and City staff. City staff apologized for the small meeting room, which was not the room that had been reserved.

Staff also noted that there was an Open Space grant that was used to help purchase the property, and that that grant included restrictions on potential uses of the former campground and open space areas of the property, but did not have restrictions on the mobile home part of the land. Staff also stated that the City Council had asked the City Manager to prepare a 'business plan' for the property dealing with maintenance, management and other issues, and this was expected to be presented in early 2010, and anyone interested could review the staff report when it was available, and participate in the meeting.

Staff also noted that a proposal from Global Student Embassy for a long-term agreement for operation of the community garden at Village Park, and for expansion of the garden was planned for a January meeting of the Council.

Staff also stated that comments from a Design Review Board member to Village Park residents regarding having been planning for the site for the last 10 years were individual comments and ideas that did not represent the City Council or City staff, that the City had only owned the property for about two years, and this meeting was the beginning of a planning process, which would also be addressed by the business plan to be discussed by the City Council.

Consultants: Jeff Peters, Margaret Henderson, Questa Engineering  
City staff: Kenyon Webster

Approximately 30 members of the public attended the meeting.

Summary of public comments:

- Should re-open campground to generate revenue, use that to maintain the property, should not end mobile home use
- One person stated he was the third generation of his family to live in the park, and there were other residents who had been there for many years, and it is a community for mostly low-income people and it should not be shut down
- Campground area is in a floodway; if there was a park trash cans might get carried away in a flood and cause pollution
- Part of property was a bird sanctuary
- This property is a gateway to Sebastopol and should look better

- Want more info on surrounding property ownership
- Consultants should check out other campgrounds in Sonoma County as models
- Should build a new mobile home park, relocate residents
- Sebastopol is concerned about how Village Park looks—has always been considered ‘the wrong side of the tracks’, residents looked down on, and Sebastopol wants to get rid of it
- Can Open Space money be spent to fix up mobile home area?
- Should invest the money to fix up the property, maintain the mobile homes, screen the property better, put in landscaping
- Spanish-speaking consultants should talk with non-English speaking residents
- If build replacement low-income housing, bad element will come in
- Project motivation is gentrification
- If add connection to Joe Rodota Trail, concern with security
- Should have pedestrian/bike –only connections
- Put trailhead on private property next door behind Bradley Video, not on Village Park property
- Campground could bring in visitors, major revenue
- No one will go to a new park in the campground area—is ugly, water dirty
- Rumor that City wants to cut down all the oaks
- Spotted salamanders are on the property
- If new fences or barriers proposed, don’t like chain link fences
- Should be separate ingress/egress for mobile home residents from that for park visitors
- Have no issue with reestablishment of campground, should ditch grant
- Don’t need another park
- Concern with safety if it is a public park, particularly re homeless persons who have already caused problems, want fence, separate access
- Need complete fencing around mobile home area
- Creek can and should be cleaned up
- Lots of poison oak
- Consider trimming up trees and removing brush/blackberries for better visibility and help prevent illegal camping/dumping
- Village Park residents want to stay
- Global Embassy garden is not a community garden, residents not welcome to be involved
- Residents have in past asked to have gardens, but been denied by management
- Establishment of the Global Embassy garden was a diminishment of amenities for mobile home residents and residents should get a rent reduction
- Add more parking for mobile home residents on vacant land behind Bradley Video
- Dump station has never been used and should be removed
- How can Open Space easement restrictions be removed?
- No one is responding to current maintenance needs
- City did respond and do water, sewer and other improvements
- Management has gone downhill and doesn’t care
- Existing mobile homes could not be relocated to other Sonoma County parks—would not meet requirements, could not afford higher rents, residents have nowhere to go if park shut down



- Do like idea of a Laguna-type park, trails, low-intensity uses
- Years ago, park was a lot rougher—is better than back then
- There are 28 spaces, 23 occupied, relocation payments would be due if park shut
- Electrical system needs upgrades, also water and sewer
- Agriculture in area is responsible for Laguna pollution, creek can't be cleaned up unless that is addressed
- Treated wood railroad bridges still causing pollution
- Know this may not be right forum to express it, but there is a lot of anger from residents
- Should build 10' fence around Mobile Home Park, put in gate
- Don't want tall ugly fence or to separate from the world
- Users of a public park would not want a tall ugly fence either
- At least 15 homeless campers in general area, trashing Laguna, some are sex offenders/molesters
- Would like to see removal of invasive plants and brush that hides illegal campers, should make more attractive to park users, residents, wildlife
- Could front fence be moved back, with more landscape screening, etc?
- No, this would reduce amenities for residents and might violate County or City code requirements for a mobile home park; kids need a place to play; Global Embassy garden should be removed
- Can't remove visitor spaces for mobile home use
- What if Caltrans does not allow two driveways for separate park/mobile home users?
- Will County, or City process construction permits?
- Consider accessing mobile home area via property behind Bradley Video or the other property next door, which have access to traffic signal for better safety
- Would like the back chain link fence removed
- Don't want to be hidden from public if there is a new park
- Consider hedges or 4-5' fence rather than big fence
- Main concern with public access is homeless
- Existing problem with common bathroom—no locks, have been disturbing intrusions
- Should be separate bathroom for public use if there is a new park
- No need for vehicle access to new park area
- Global Embassy garden should not get longer term or be expanded
- Good idea to clean up brush
- Keep any work on property local, consider hiring mobile home residents
- Residents would do volunteer work if asked, if management helped organize, and if felt welcomed
- A playground for resident children would be great, or small soccer field or half basketball court

The consultants encouraged attendees to provide any additional comments to them or City staff, and indicated that another community meeting with preliminary design concepts/alternatives would be conducted in early 2010. Staff indicated he would provide notification to Village Park residents regarding the Global Embassy request, consideration of the property business plan, and the next park design meeting.

## **Appendix B**

### **Mobile Home Park Conditions Assessment**



[illegible]

## **Appendix C**

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### **Tree Report**



**Sebastopol Village Park  
6665 Hwy 12  
Sebastopol, CA 95472**

**Forester/Arborist Report**

**December 10, 2009**

**Prepared for:**  
Jeff Peters  
Questa Engineering Corp.  
1220 Brickyard Cove Rd.  
Pt Richmond, CA 94801

**Prepared and submitted by:**  
Bruce W. Hagen, ISA Certified Arborist, WE 0243A  
and Registered Professional Forester RPF #2440  
bandlhagen@sbcglobal.net. 707-824-5704

**Prepared for:**

Jeff Peters  
Questa Engineering Corp.  
1220 Brickyard Cove Rd.  
Pt Richmond, CA 94801

**Date of inspection:** Oct 12, 15, 29, and November 30 and 31, 2009

**Prepared and submitted by:**

Bruce W. Hagen  
ISA Certified Arborist, WE 0243A  
Registered Professional Forester RPF #2440  
Ph. 707-824-5704

**Assignment:** to survey trees in the old campground area of the Sebastopol Village Park. The campground is bounded to the north by Hwy. 12 (edge of road apron), from the paved area and office building, eastward to the creek and bridge spanning Hwy 12. The park is bounded to the south by the dirt road leading into the campground. It does not include the unmanaged native vegetation along the creek bank or trees in the trailer park area.

The City arborist for Sebastopol indicated that the city normally requests information regarding species, relative size, health and condition, and general recommendation for removal or retention of trees and comments regarding management. A survey of this nature involves a 360 degree inspection of the trees from the ground. It does not include an in-tree inspection to assess branch structure, assess visual defects or to look for cryptic defects. This survey should not be considered a comprehensive risk assessment, which would have required significantly more time, and involved the use of specialize equipment, e.g., a lift vehicle, resistance drills, sonic tomography, etc., to determine the extent of decay or type of defect, to check for hidden defects or to calculate a risk rating. Furthermore, it did not involve root crown excavations to determine the condition of tree roots when decay was suspected.

My recommendations are based on the assumption that the old campground area will be maintained as a natural park setting to provide recreational opportunities. Consequently, some of my comments and recommendation might not be applicable if the area is used for some other purpose, such as residential or commercial development or for parking.

**Site description:**

The old campground area is best described as a riparian setting that floods regularly and for weeks at a time during prolonged winter storms. Tree species composition consists primarily of valley oak (*Quercus lobata*). There are also a few Oregon ash (*Fraxinus latifolia*) trees in the area above the creek bank. Trees growing along the creek bank and along the water's edge include primarily red willow (*Salix laevigata*) and yellow willow (*S. lasiandra*) and Oregon ash.



The site was used primarily for camping during dry weather. As a result of vehicle access and extensive foot traffic the soils are moderately compacted. Tree health, though, is reasonably good, indicating that the soil compaction is generally moderate in most locations. Compaction in the old access road is probably unfavorable for root growth. There are areas of rutting where soil drainage is impeded. Access to vehicles in campground area should be restricted, particularly during the winter and early spring. Soil compaction can be mitigated by mechanical loosening and incorporation of organic material. Mulching the entire area with coarse, chipped woody material will also help alleviate soil compaction in several years.

The grade within the site has been raised by as much as 12 inches throughout the camping area, apparently without adversely impacting tree health. Fortunately, the soil immediately around the trees was removed at some point, down to the original soil grade to expose the root flares. It's also important to note that the trees were not irrigated during the dry periods. This would have favored the development of root diseases, particularly in the oaks. Typically, root diseases do not develop or progress slowly when the surrounding soil is allowed to dry naturally during the summer. I should also add that oak root fungus (*Armillaria mellea*) is especially common in riparian settings like this one due to flooding and prolonged wet conditions. However, I did not see any signs or symptoms of active infections within the stand. Valley oaks are also reported to be fairly resistant to oak root fungus.

Tree numbering: inspected trees have been tagged and numbered. Aluminum tags with assigned numbers have been placed on the north side of the tree and at about 7 feet above the ground. Tags on the trees in the naturalized areas have been placed on the south side for easy viewing, as there is a lot of brush, vines and poison oak in this area.

#### **Overview:**

- Overall, tree health appears moderately good.
- Risk potential for most of the trees appears reasonably low.
- Roughly two thirds of the trees have a moderate to high retention value
- Nearly 25 percent of the trees have low retention (see attached survey sheet) due to poor health, poor structure, root and lower trunk decay or stem cankers. Some of these can be retained if properly pruned.
- Eleven trees (see survey sheet) were identified as having either moderate to high risk.

#### **Recommendations:**

- Restrict vehicle access to the old campground area.
- Three trees (# 16, 41, and 46)—see survey sheets, were found to have large stem cankers undermining their stability. Branches with this defect should be removed or greatly reduced (shortened), preferably to a lower lateral of sufficient size or to the union with the trunk or parent branch.
- Trees recommended for removal and replacement: # 1, 2, 4, 8, 10D, 12, 13, 25, 37, 57, 44, 64, 66, 67, 68 and 10d (see survey sheet).
- Trees recommended for further assessment: # 5, 13, 17, 19, 20, 21, 26, 38, 42, 47, 48, 57 (see survey sheet).
- The crowns of all of the trees that are eventually retained should be cleaned as needed. According to the ANSI A300 Tree, Shrub, and Other Woody Plant Management —

Standard Practices Part 1—*Pruning* (2008), Cleaning is the removal of dead, diseased and/or broken branches and branch stubs. Some of the trees will require little or no pruning, while others will require more extensive pruning to reduce the potential for dripping branches.

- The naturalized area of dense vegetation including willow, Oregon ash, blackberry poison oak, and others, bordering Hwy 12, should be maintained for screening from the road and for wildlife habitat. Fencing can be used to prevent access into this area, minimizing liability.
- Trees recommended for removal due to inherent risk potential in the area above the creek bank, should be replaced with suitable riparian species, e.g., valley oak (*Quercus lobata*), big leaf maple (*Acer macrophyllum*); Oregon ash (*Fraxinus latifolia*); California buckeye (*Aesculus californica*); black cottonwood (*Populus trichocarpa*); and California bay, (*Umbellularia californica*). Along the creek bank and low-water line, consider planting red alder (*Alnus rubra*) and red elderberry (*Sambucus callicarpa*) and, of course, native willows.
- Soil compaction within the site can be easily mitigated by applying a 3- to 4-inch blanket of un-composted, coarse wood-chip mulch to reduce soil erosion, moderate temperature extremes, prevent further soil compaction, and contribute organic matter to the soil, ultimately improving soil structure.
- Fill soil should be pulled back further from the trees and the original soil levels should be maintained. This can be done economically using pneumatic (compressed air) soil excavation tools.
- New trees should be planted throughout the park area to improve age diversity. Select specimen that have well formed root systems and single leaders.
- Exotic and invasive species should be avoided.



Figure 1. Western boundary of property





**Figure 2. Natural area on northern boundary.**



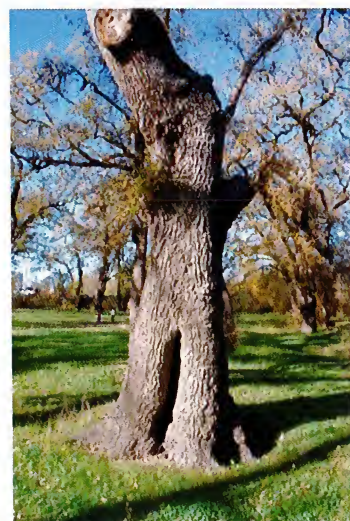
**Figure 3. View looking east from middle of property.**



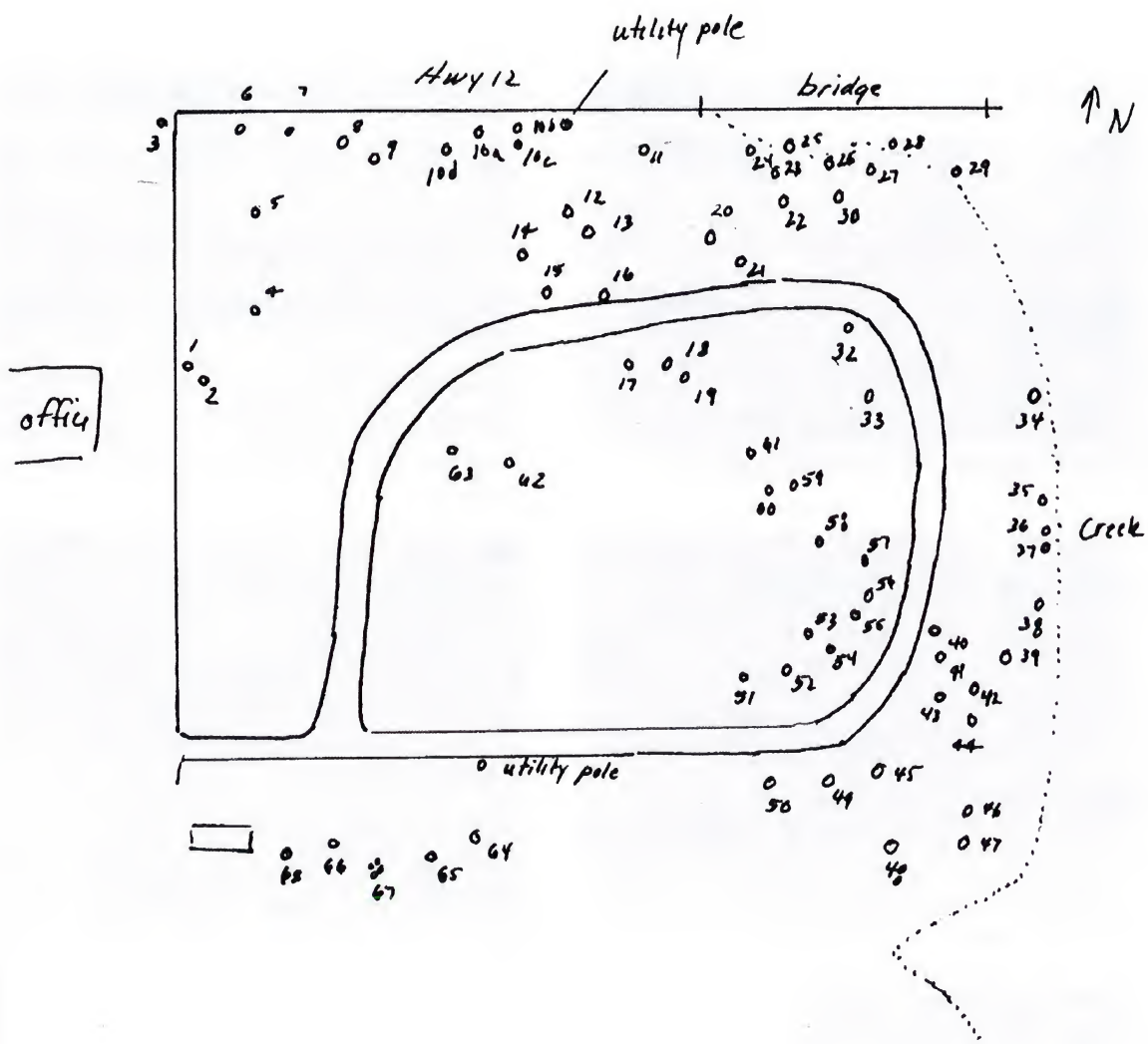
**Figure 4. Examples of tree structure.**



**Figure 5. View looking north (access road)**



**Figure 6. Cavity in one the oaks**





# Sebastopol Village Park Project

TREE #	SPECIES	TRUNK DIAMETER (DBH: inches)	HEALTH	STRUCTURE	TYPE OF DEFECT	ESTIMATED HEIGHT & DRIPLINE SPREAD	COMMENTS/ RECOMMENDATIONS
1	Prunus spp. (plum)	multi-stem, 4 to 6	good	poor	multiple stem attachment	25 feet/7 inches	<b>low retention value</b> , little risk
2	Prunus spp. (plum)	multi-stem, 4	good	poor	multiple stem attachment	25 feet/7 inches	<b>low retention value</b> , little risk
3	Valley oak	41	very good	single trunk, very good	minor	70 feet/35 feet	high retention value, above powerlines, paving w/in rootzone, small branch with decay, minor fill, old basal wounding, if practical remove pavement within 15 feet of trunk
4	Coast redwood	stump-sprout cluster (10: 4-16)	stressed	multi-stem	multiple stem attachment	55 feet/15 feet	<b>low retention value</b> , thinning tops, risk of failure increases with age. needs irrigation
5	Oregon ash	25	fair to good	single trunk, poor	significant lean, some decay	40 feet/22 feet	moderate retention value, lean corrected, some dieback, moderate heart and sap rot in the trunk, and possible root decay. <b>Assess retention roots for stability, clean crown if retained</b>
6	Oregon ash	12	fair	moderate	lean (self-correcting)	18 feet/12 feet	moderate retention value, young tree, good screen tree, no decay, <b>structural prune</b> , near road apron
7	Prunus spp. (plum)	multi-stem	good	poor to moderate	multiple stem attachment	25 feet/10 feet	moderate retention value as screen tree, little risk
8	Oregon ash	20	poor	forks into 3 stems near ground	union ok, branches decayed	35 feet/25 feet	<b>moderate to high risk, low retention value, candidate for removal</b> , old fire injury and decay
9	Oregon ash	5	good	good	no noticeable defects	25 feet /10 feet	high retention value, young tree, no decay, good for screening
10a	Oregon ash	5, 8, 11	poor	poor, topped for powerlines	multiple stem attachment	30 feet/10 feet	moderate retention value, in naturalized area, ok to retain as screen tree, <b>clean crown if retained</b>
10b	Oregon ash	12	fair	topped,	moderate	30 feet/15 feet	moderate retention value, in naturalized area, ok to retain as screen tree, under powerline
10c	Oregon ash	8	fair	poor	asymmetric, lean	25 feet/10 feet	moderate retention value, candidate for removal
10d	Willow	16	poor	poor	top broken out	30 feet	moderate retention value, some dieback, minor decay, topped, under powerlines, <b>clean crown</b>
11	Oregon ash	20	fair	forks close to ground	minor bark inclusion	30 feet/16 feet	low retention value, candidate for removal
12	Valley oak	28	fair to good	included bark between 2 stems	extensive butt and probable root rot, lean	50 feet/30 feet	<b>moderate to high risk, candidate for removal</b> due to basal and root decay, past root and root crown damage
13	Valley oak	48	fair to good	moderate, 2 stems	extensive butt rot and probable root,	75 feet/35 feet	<b>moderate to high risk</b> , low retention value, basal swelling noted, <b>candidate for removal</b> due to excessive basal decay, decay at base of cut scaffold. <b>Assess for reduction pruning to reduce risk.</b>
14	Valley oak	15 and 30	good	multi-stem, moderate	no noticeable defects	65 feet/35 feet	high retention value, appears stable, little or no dead branches

15	Oregon ash	20	fair to good	good	good, slight lean	45 feet/22 feet	high retention value, crown crowded by neighboring oaks, small cankers on trunk, <b>clean crown as needed</b>
16	Valley oak	16 and 19	fair to good	multi-stem, good	<b>large stem canker</b> , multi-stem attachment	50 feet/25 feet	<b>high risk</b> due to large canker affecting 60% of circumference noted on main scaffold at about 25 feet, <b>needs corrective pruning to mitigate risk</b> , 2 stems cut close to base, moderate retention value, tree appears sound at base, <b>clean crown if retained</b>
17	Valley oak	21 and 21	good	multi-stem, forks near ground, union ok	asymmetric crown, otherwise ok	75 feet/35 feet	high retention value, remove dead branches. <b>Assess for possible root decay on east side of tree.</b>
18	Valley oak	20	fair to good	single trunk, moderate	asymmetric, otherwise ok	70 feet/30 feet	high retention value, <b>clean crown as needed</b>
19	Valley oak	17	fair to good	single trunk, asymmetric crown	no significant defects noted	75 feet/30 feet	moderate retention value. <b>Assess for root decay below soil line on west side, clean crown</b>
20	Valley oak	44	fair (stressed)	single trunk, basal cavity	<b>heart rot decay, butt rot</b>	75 feet/35 feet	<b>moderate to high risk</b> , trunk hollow, lower scaffold severely decayed and resting on ground, <b>assess thickness of remaining sound wood, assess root stability, assess stem decay at 14 ft., near old wound</b> , could be maintained as a "heritage tree" with reduction pruning, leave lateral branch for stability, <b>clean crown</b>
21	Valley oak	27	fair to poor	single trunk, good	symptoms of stress, dead branches	75 feet/30	moderate retention value, <b>potential root instability. Assess for decay to the north, crown clean</b> if retained
22	Valley oak	11.5 and 20	fair to good	multi-stem, forks at 30 in. moderate to poor	union appears stable	70 feet/30 feet	moderate to high retention value, tree appears reasonably sound
23	Valley oak	8.5	fair	moderate to poor	asymmetric crown	35 feet/15 feet	<b>low to moderate retention value</b> , near bridge and standing water, poor site conditions, little risk
24	Valley oak	11	poor to fair	moderate to good	asymmetric crown, bows	40 feet/12	<b>low retention value</b> , low live-crown ratio, near bridge and standing water, little risk
25	Willow	20	poor	multi-stem	topped, <b>stem decay</b>	12 feet/15feet	<b>high risk</b> due to extensive stem decay, <b>candidate for removal</b> , near bridge and standing water, low retention value
26	Valley oak	20 and 22	good	moderate	asymmetric crown, forks near ground, union ok	80feet/35 feet	high retention value, <b>assess for possible butt rot.</b>
27	Oregon ash	7	poor	poor to moderate	lean, dead branches	20 feet/10 feet	<b>low retention value</b> , may be outside property boundary, too much shade, <b>consider retention for wildlife tree, clean crown if retained</b>
28	Oregon ash	7	poor	moderate to poor	lean, dead branches	20 feet/10 feet	<b>low retention values</b> , may be outside property boundary, too much shade, <b>consider retention for wildlife tree, clean crown if retained</b>



29	Oregon ash	multi: 6, 8, 10, 12"	fair/good	moderate to poor	multiple stem attachment	35 feet/20 feet	moderate retention value, in creek, may be outside property boundary, consider retention for wildlife tree, clean crown if retained
30	Valley oak	13	fair	moderate to poor	asymmetric crown, leans east, stem decay in branch stub	40 feet/20 feet	moderate retention value, assess for decay, consider retention for wildlife tree, clean crown if retained
31	Valley oak	21.5	fair to good	moderate	asymmetric crown, leans to west, included bark	40 feet/20 feet	moderate to high retention value, potential weak union at about 16 ft, consider reduction pruning, clean crown as needed,
32	Valley oak	23	fair to good	moderate	asymmetric crown, leans to the east	75 feet/35 feet	high retention value, clean crown as needed
33	Valley oak	37	good	moderate	large upright scaffold undermined by decay	75 feet/35 feet	high risk (large, upright limb with long open wound, wood below is decayed), high retention value, prune (reduce) to mitigate risk, clean and reduce branches as needed
34	Valley oak	50	good	moderate	multi-stem, forks several feet above ground, union ok	80 feet/40 feet	high retention value, clean and reduce crown as needed if retained.
35	Valley oak	18	good	good	nothing significant	65 feet/35	high retention value, 20 feet from creek, clean crown
36	Valley oak	16	good	moderate	asymmetric	65 feet/ 35	high retention value, clean crown
37	Oregon ash	8	good	poor	asymmetric crown, basal decay	50 feet/22 feet	low retention value, remove to favor oak, touches oak
38	Valley oak	13.5 and 19.5	good	multi-stem, union ok	basal decay	65 feet/30 feet	moderate retention, assess for possible root/butt decay
39	Valley oak	17, 18 and 21	good	multi-stem, union ok	nothing significant	65 feet/35 feet	high retention value, clean and reduce crown as needed
40	Valley oak	20	good	single trunk, good	asymmetric	60 feet	high retention value, clean crown as needed
41	Valley oak	21	good	single trunk	old wound w decay, stem canker, canker rot pathogen	60 feet/30	high risk and low to moderate retention value (remove or head-back lower limb with large stem canker to mitigate risk, clean crown and remove mistletoe if tree is retained, basal stems removed in past Low to moderate risk, moderate retention value.
42	Valley oak	14	fair	single tree	asymmetric, basal decay	40 feet/ 30 feet	Assess for root and basal decay, clean crown if tree is retained, past removal of basal stems, moderate stem wound

43	Valley oak	15	fair to good	good	nothing significant lean and asymmetric crown, <b>stem decay</b>	60 feet/ 25	moderate to good retention value, basal stems removed in past
44	Valley oak	17.5	fair to good	moderate to poor		60 feet/ 25 feet	<b>moderate to high risk, candidate for removal</b> , large basal wound with exposed decayed wood, decay is opposite side of lean, basal sprouts removed in past
45	Valley oak	2-12 in	good	multi-stem, union ok	asymmetric	50 feet/22 feet	moderate to good retention value, past removal of basal stem, soil compaction nearby - remediate, <b>clean crown and reduce lower horizontal limb</b>
46	Valley oak	2-14 in	fair to good	multi-stem, union ok	asymmetric crown, <b>stem canker, butt rot</b>	45 feet/20 feet	<b>high risk, candidate for removal or crown reduction</b> , large stem canker and decay (canker rot), low to moderate retention value
47	Valley oak	45	good	unstable	extensive decay, <b>heart rot and butt rot</b>	70 feet/35 feet	<b>high risk, candidate for removal, assess for crown reduction to reduce risk</b> , large basal cavity, conks (prob. <i>Inonotus dryophilus</i> ) a canker-rot on trunk above cavity, moderate to high retention value as a "heritage" tree
48	Valley oak	32	good	moderate	asymmetric, possible root decay	70 feet/35 feet	moderate to high retention value, <b>assess for possible root decay, clean and reduce crown as needed if retained</b>
49	Valley oak	30 (14-18)	fair to good	multi-stem, union ok	asymmetric, but reasonably good	60 feet/30 feet	high retention value, <b>clean crown</b>
50	Valley oak	32 (13-21)	good	multi-stem, union ok	nothing significant	70 feet/35 feet	high retention value, clean crown and minor crown reduction
51	Valley oak	32 (12-21)	good	multi-stem, union ok	nothing significant	65 feet/30 feet	high retention value
52	Valley oak	14	good	single trunk	asymmetric/ slight lean	60 feet/30 feet	high retention value, <b>clean crown</b>
53	Valley oak	10 and 13	good	multi-stem, union ok	asymmetric	60 feet/30 feet	high retention value, <b>clean crown</b>
54	Valley oak	10 and 14	good	multi-stem, union ok	asymmetric	50 feet/25 feet	high retention value
55	Valley oak	18	good	single trunk	nothing significant	65 feet/30 feet	high retention value, <b>clean crown</b>
56	Valley oak	15	good	single trunk	asymmetric otherwise ok	60 feet/25 feet	high retention value, <b>clean crown</b>
57	Valley oak	15	good	single trunk	asymmetric, <b>basal wound and decay</b>	55 feet/25 feet	<b>moderate risk potential</b> , potential root instability. <b>Assess extent of decay</b> , moderate retention value, <b>clean and reduce as needed</b>
58	Valley oak	29	good	single trunk	first scaffold with included bark	70 feet/35 feet	high retention value, included bark in one stem, consider reduction pruning to lighten branch, <b>clean crown as needed</b>
59	Valley oak	18.5	good	single trunk	asymmetric	60 feet/25 feet	high retention value, within 2 feet of tree #60



60	Valley oak	13.5	good	single tree	asymmetric	35 feet/20 feet	high retention value
61	Valley oak	24	fair/good	single trunk	nothing	65 feet/ 30 feet	high retention value, clean crown
62	Valley oak	28	good	single trunk	slight lean, otherwise ok	70 feet/35 feet	high retention value, clean crown
63	Oregon ash	4.5	good	multi-stem	poor structure	30 feet/15	high retention value, structural prune to develop single trunk tree
64	Willow	8, 10, 12, 13	poor	multi-stem	poor structure	30 feet/15	low retention value, remove
65	Willow	15	fair	single		40 feet/20 feet	moderate retention, clean crown
66	Oregon ash	12	fair	single	poor structure, extensive decay	25 feet/10 feet	high risk, candidate for removal, decay has caused the stem to divide into 2 stems
67	Oregon ash	3,4,4,6,8	fair	multi-stem	poor structure	30 feet/10	low retention value, in naturalized area
68	Willow	6 and 8	fair	multi	poor structure	20 feet/10 feet	low retention value, in naturalized area

## **Appendix D**

### **Special Status Species**



**Listed Plant Species (Endangered, Threatened, Proposed, or Candidate) with  
Potential to Occur in the Vicinity of the Village Park Project Site**

Scientific Name	Common Name	Fed/State/ CNPS Status	Preferred Habitat	Likelihood of Occurrence in the Project Area
<b>Federal and State rare, threatened, and endangered species</b>				
<i>Alopecurus aequalis</i> <i>var. sonomensis</i>	Sonoma alopecurus	E/--/1B.1	Freshwater marshes and swamps, riparian scrub. Wet areas, marshes, and riparian banks with other wetland species. 5-360m.	Low. Suitable habitat present, no recorded observations at project site.
<i>Blennosperma bakeri</i>	Sonoma sunshine	E/E/1B.1	Vernal pools, valley and foothill grassland. Vernal pools and swales. 10- 100m.	Moderate to high. Closest observation 0.75 and 1.2 miles southeast. None observed during Laguna de Santa Rosa Bridge Replacement Project Biological Reconnaissance (Dec. 2007).
<i>Carex albida</i>	white sedge	E/E/1B.1	Freshwater marsh, bogs and fens, meadows and seeps. Wet meadows and marshes. 35-55m.	Very low. Nearest observation (2 miles north of Sebastopol) made in 1939, considered extirpated. Last observed at Pitkin Marsh, approx. 5 miles north of Sebastopol in 1988.
<i>Castilleja uliginosa</i>	Pitkin Marsh Indian paintbrush	--/E/1A	Freshwater marsh. Last known remaining plant died in 1987; was known from overgrown freshwater marsh. 60m.	Very low. Nearest observation (2 miles north of Sebastopol) made in 1939, considered extirpated. Last observed at Pitkin Marsh, approx. 5 miles north of Sebastopol in 1988.
<i>Chorizanthe valida</i>	Sonoma spineflower	E/E/1B.1	Coastal prairie. Sandy soil. 10-50m.	Very low. Nearest observation, near Sebastopol, is from 1907 and considered possibly extirpated.
<i>Lasthenia burkei</i>	Burke's goldfields	E/E/1B.1	Vernal pools, meadows and seeps. Most often in vernal pools and swales. 15- 580m.	Moderate to high. Mapped as occurring within 2- miles the project site. None observed during Laguna de Santa Rosa Bridge Replacement Project Biological Reconnaissance (Dec. 2007).
<i>Lasthenia conjugens</i>	Contra Costa goldfields	E/--/1B.1	Valley and foothill grassland, vernal pools, cismontane woodland. Extirpated from most of its range. Endangered. Vernal pools, swales, low depressions, in open grassy areas. 1-445m.	Low. Marginal habitat at project site, no recorded observations nearby.
<i>Lilium pardalinum</i> ssp. <i>pitkinense</i>	Pitkin Marsh lily	E/E/1B.1	Cismontane woodland, meadows and seeps, freshwater marsh. Saturated, sandy soils w/ grasses and shrubs. 35- 65m.	Low. Habitat not suitable. Only remaining location is 3 miles SSW of Sebastopol at Cunningham Marsh.
<i>Limnanthes vinculans</i>	Sebastopol meadowfoam	E/E/1B.1	Mesic meadows, vernal pools, valley and foothill grassland.	Moderate to high. Several recorded observations within 1-mile of project site.
<i>Navarretia</i> <i>leucocephala</i> ssp. <i>plieantha</i>	many-flowered navarretia	E/E/1B.2	Vernal pools. Volcanic ash flow vernal pools. 30-950m.	Low. Vernal pools at the site are not suitable for this species. Nearest known location approx. 8 miles north of the project site.

Scientific Name	Common Name	Fed/State/ CNPS Status	Preferred Habitat	Likelihood of Occurrence in the Project Area
<i>Pleuropogon hooverianus</i>	North Coast semaphore grass	--/T/1B.1	Broadleafed upland forest, meadows and seeps, north coast coniferous forest. Wet grassy, usually shady areas, sometimes freshwater marsh; associated with forest environments, 10-1150m.	Low. Freshwater marsh habitat is marginally suitable for this species. Nearest known locality east of Cotati approx. 8 miles SE of Sebastopol.
<i>Potentilla hickmanii</i>	Hickman's cinquefoil	E/E/1B.1	Coastal bluff scrub, closed-cone coniferous forest, meadows and seeps, marshes and swamps. Freshwater marshes, seeps, and small streams in open or forested areas along the coast. 5-125m.	Very low. Freshwater marsh at site is marginally suitable. Nearest recorded observation at Cunningham Marsh, 3 miles SSW of Sebastopol, is likely not this taxon (CNDDDB 2005).
<b>Federal, State and CNPS proposed, candidate or species of concern</b>				
<i>Calamagrostis crassiglumis</i>	Thurber's reed grass	--/-/2.1	Coastal scrub, freshwater marsh. Usually in marshy swales surrounded by grassland or coastal scrub. 10-45m.	Low. Habitat is marginally suitable. Nearest known population at Cunningham Marsh, 3 miles SSW of Sebastopol.
<i>Campanula californica</i>	swamp harebell	--/-/1B.2	Bogs and fens, closed-cone coniferous forest, coastal prairie, meadows, freshwater marsh, n coast coniferous forest. Bogs and marshes in a variety of habitats; uncommon where it occurs. 1-405m.	High. Recorded observations within 1 mile of project site.
<i>Carex comosa</i>	bristly sedge	--/-/2.1	Marshes and swamps. Lake margins, wet places; site below sea level is on a delta island. -5-1005m.	Low. Freshwater habitat is marginally suitable. No recorded observations.
<i>Centromadia parryi</i> ssp. <i>parryi</i>	pappose tarplant	--/-/1B.2	Coastal prairie, meadows and seeps, coastal salt marsh, valley and foothill grassland. Vernal mesic, often alkaline sites. 2-420m.	Low. Nearest known population near Cotati.
<i>Downingia pusilla</i>	dwarf downingia	--/-/2.2	Valley and foothill grassland (mesic sites), vernal pools. Vernal lake and pool margins with a variety of associates. In several types of vernal pools. 1-485m.	Moderate. Wide ranging species with known populations approx. 2-miles east of the project area.
<i>Horkelia tenuiloba</i>	thin-lobed horkelia	--/-/1B.2	Coastal scrub, chaparral. Sandy soils; mesic openings. 45-500m.	Low. Nearest known observations are historic.
<i>Lasthenia californica</i> ssp. <i>bakeri</i>	Baker's goldfields	--/-/1B.2	Closed-cone coniferous forest, coastal scrub. Openings. 60-520m.	Low. No suitable habitat at project site.



Scientific Name	Common Name	Fed/State/ CNPS Status	Preferred Habitat	Likelihood of Occurrence in the Project Area
<i>Legenere limosa</i>	legenere	--/--1B.1	Vernal pools. Many historical occurrences are extirpated. In beds of vernal pools. 1-880m.	Moderate. Wide ranging species with known populations approx. 3-miles east of the project area.
<i>Navaretia leucocephala</i> ssp. <i>bakeri</i>	Baker's navaretia	--/--1B.1	Cismontane woodland, meadows and seeps, vernal pools, valley and foothill grassland, lower montane coniferous forest. Vernal pools and swales; adobe or alkaline soils. 5-950m.	Moderate. Nearest location at Annadel State Park, about 10 miles east of the project area.
<i>Rhynchospora alba</i>	white beaked-rush	--/--2.2	Bogs and fens, marshes and swamps. Freshwater marshes and sphagnum bogs. 60-2000m.	Low. Freshwater marsh habitat is not suitable for this species. Nearest observation at Pitkin Marsh, about 5 miles north of Sebastopol.
<i>Rhynchospora californica</i>	California beaked-rush	--/--1B.1	Bogs and fens, marshes and swamps, lower montane coniferous forest, meadows and seeps. Freshwater seeps and open marshy areas. 45-1000m.	Low. Freshwater marsh habitat is not suitable for this species. Nearest observation at Cunningham Marsh, about 3 miles SSW of Sebastopol.
<i>Rhynchospora capitellata</i>	brownish beaked-rush	--/--2.2	Lower montane coniferous forest, meadows and seeps, marshes and swamps, upper montane coniferous forest. Mesic sites. 455-2000m.	Low. Freshwater marsh habitat is not suitable for this species. Nearest observation at Perry Marsh, about 2 miles north of Sebastopol.
<i>Rhynchospora globularis</i> var. <i>globularis</i>	round-headed beaked-rush	--/--2.1	Marshes and swamps. Freshwater marsh. 45-60m.	Low. Freshwater marsh habitat is not suitable for this species. Nearest observation at Cunningham Marsh, about 3 miles SSW of Sebastopol.
<i>Sidalcea calycosa</i> ssp. <i>rhizomata</i>	Point Reyes checkerbloom	--/--1B.2	Marshes and swamps. Freshwater marshes near the coast. 5-75(245)m.	Low.
<i>Trifolium depauperatum</i> var. <i>hydrophilum</i>	saline clover	--/--1B.2	Marshes and swamps, valley and foothill grassland, vernal pools. Mesic, alkaline sites. 0-300m.	Low. No alkaline soil conditions at project site.

E – Endangered under the Federal or State Endangered Species Act

T – Threatened under the Federal or State Endangered Species Act

SC – Federal species of concern

SLC – Federal species of local concern

R – California rare species

Source: CNDDB search for nine quadrangles surrounding the project area, Laguna de Santa Rosa Bridge Replacement Project  
ISMND Native Plant Society (CNPS)

1B – Plant species that are rare, threatened, or endangered in California and elsewhere

2 – Plant species that are rare, threatened, or endangered in California but more common elsewhere

3 – Plant species about which we need more information (a review list)

**Listed Terrestrial Wildlife Species (Endangered, Threatened, Proposed, or Candidate) with  
Potential to Occur in the Vicinity of the Village Park Project Site**

Scientific Name	Common Name	Fed/State/ CNPS Status	Preferred Habitat	Likelihood of Occurrence in the Project Area
<b>Federal and State threatened and endangered species</b>				
<b>Amphibians</b>				
<i>Rana aurora draytoni</i>	California red-legged frog	T/SSC/--	Permanent and semi-permanent aquatic habitats, such as creeks and coldwater ponds, with emergent and submergent vegetation and riparian species along the edges; may aestivate in rodent burrows or cracks during dry periods. Proposed Critical Habitat: The project area does not fall within the proposed critical habitat (USFWS 2005a).	Low. The Laguna is not considered CRLF territory based on past USFWS consultations (Laguna de Santa Rosa Bridge Replacement Project ISMND, Dec. 2007).
<b>Reptiles</b>				
<i>Ambystoma californiense</i>	California tiger salamander	T/SSC/--	Need underground refuges, especially ground squirrel burrows & vernal pools or other seasonal water sources for breeding	Low. No records near the project area. Habitat immediately upstream was determined unsuitable during 2007 site assessment, confirmed by USFWS. Laguna de Santa Rosa Bridge Replacement Project ISMND, Dec. 2007).
<i>Actinemys marmorata</i>	western pond turtle	--/SSC/--	A thoroughly aquatic turtle of ponds, marshes, rivers, streams & irrigation ditches with aquatic vegetation below 6000 f. Need basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	Moderate. Recorded observation upstream on Laguna. Habitat suitable at project site.
<b>Birds</b>				
<i>Coccyzus americanus occidentalis</i>	western yellow-billed cuckoo	C/E/--	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems. Nests in riparian jungles of willow, often mixed with cottonwoods, w/ lower story of blackberry, nettles, or wild grape.	Low. Last observed in Laguna area in 1950s. Populations likely extirpated.
<b>Federal and State candidate or species of concern</b>				
<b>Amphibians</b>				
<i>Rana boylei</i>	Foothill yellow-legged frog	--SSC/--	Partly-shaded, shallow streams & riffles with a rocky substrate in a variety of habitats. Need at least some cobble-sized substrate for egg-laying. Need at least 15 weeks to attain metamorphosis.	Low. Habitat marginally suitable. No recorded observations in the project vicinity.
<b>Birds</b>				
<i>Agelaius tricolor</i>	tricolored blackbird	--/SSC/--	Highly colonial species, most numerous in central valley & vicinity. Largely endemic to California. Requires open water, protected nesting substrate, & foraging area with insect prey.	Low. Breeding populations are very localized and not recorded within the project vicinity.



Scientific Name	Common Name	Fed/State/ CNPS Status	Preferred Habitat	Likelihood of Occurrence in the Project Area
<i>Botaurus lentiginosus</i>	American bittern	SC/-/-	Freshwater and brackish marshes. Usually nests in tall emergent vegetation.	High. Documented as resident of the Laguna.
<i>Accipiter cooperi</i>	Cooper's hawk	-/SSC/-	Woodlands, forests and streamside groves. Nests in broad-leaved riparian trees, mature oaks, and conifers.	High. No breeding records, but reported to winter in project vicinity.
<i>Circus cyaneus</i>	northern harrier	-/SSC/-	Open fields, marshes, grasslands, and savannas. Nests on elevated ground or in thick vegetation near ground.	High. Resident near the project area. No breeding records, but nesting habitat present.
<i>Elanus leucurus</i>	white-tailed kite	SC/CFP/-	Forages in grassland, marshes, and open fields with deciduous trees for nesting.	High potential to nest and forage near the project area.
<i>Haliaeetus leucocephalus</i>	bald eagle	FT/SE,CFP/-	Large trees in coniferous or hardwood forests adjacent to lakes, rivers, and reservoirs.	High. No nesting records, but reported to winter around the Laguna. Potential wintering habitat near project area.
<i>Pandion haliaetus</i>	Osprey	-/SSC/-	Ocean shores, bays, lakes and large streams.	High. No nesting records, reported to winter around the Laguna. Potential wintering habitat near project area.
<i>Numenius americanus</i>	Long-billed curlew	SC/SSC/-	Summers on grasslands, winters on mudflats and flooded fields. Nests in dry grassy meadows or prairies.	High. Documented as migrant visitor, and potential wintering habitat present near the project area.
<i>Chaetura vauxi</i>	Vaux's swift	SC/SSC/	Woodlands, lakes and rivers. Nests in coniferous and mixed forests.	High Documented as breeding in the Laguna area.
<i>Selasphorus sasin</i>	Allen's hummingbird	SC/SSC/-	Coastal scrub, chaparral, riparian thickets, and open coniferous forests.	High. Documented as breeding in the Laguna area.
<b>Mammals</b>				
<i>Corynorhinus townsendii townsendii</i>	Townsend's western big-eared bat	SC/SSC/-	Mesic habitats. Roosts in caves, tunnels, buildings, and other human-made structures.	High. Potential to forage at the Laguna and within wetland habitat.
<i>Myotis yumanensis</i>	Yuma myotis bat	SC/-/-	Open woodlands; typically forages over water. Roosts in buildings, mines, caves, crevices, swallow nests, and under bridges.	High. Potential to forage at the Laguna and other open water areas.

E – Endangered under the Federal or State Endangered Species Act

T – Threatened under the Federal or State Endangered Species Act

FP – Fully Protected under the State Endangered Species Act

C – Candidate for listing status

D – Federal delisted species

SC – Federal species of concern

SLC – Federal species of local concern

SSC – California species of special concern

Source: CNDDDB search for nine quadrangles surrounding the project area, Laguna de Santa Rosa Bridge Replacement Project ISMND

**Listed Fish and other Aquatic Organisms  
(Endangered, Threatened, Proposed, or Candidate) with  
Potential to Occur in the Vicinity of the Village Park Project Site**

Scientific Name	Common Name	Fed/State/CNPS Status	Preferred Habitat	Likelihood of Occurrence in the Project Area
<b>Federal and State threatened and endangered species</b>				
<b>Fish</b>				
<i>Eucyclogobius newberryi</i>	tidewater goby	E/SC/--	Brackish water habitats along the Calif coast from Agua Hedionda lagoon, San Diego Co. to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water & high oxygen levels.	Very low. Laguna is freshwater, no recorded observations within the Laguna.
<i>Oncorhynchus kisutch</i>	coho salmon - central California coast ESU	E/E/--	Federal listing between Punta Gorda & San Lorenzo River. State listing south of Punta Gorda. Require beds of loose, silt-free, coarse gravel for spawning. Also need cover, cool water & sufficient dissolved oxygen.	High. Known to inhabit Laguna de Santa Rosa.
<i>Oncorhynchus mykiss</i>	steelhead	T/T/--	Requires clean cold water over gravel beds.	High. Known to inhabit Laguna de Santa Rosa.
<i>Oncorhynchus tshawytscha</i>	chinook salmon	T/T/--	Adult numbers depend on pool depth & volume, amount of cover, & proximity to gravel. Water temps >27C lethal to adults. Federal listing refers to populations spawning in Sacramento River & tributaries.	High. Known to inhabit Laguna de Santa Rosa.
<b>Invertebrates</b>				
<i>Syncaris pacifica</i>	California freshwater shrimp	E/E/--	Endemic to Marin, Napa, & Sonoma Cos. Found in low elev, low gradient streams where riparian cover is moderate to heavy. Shallow pools away from main streamflow. Winter: undercut banks w/exposed roots. Summer: leafy branches touching water.	Low. Suitable habitat present, no recorded observations within the Laguna.
<b>Federal and State candidate or species of concern</b>				
<b>Fish</b>				
<i>Hysterocarpus traski</i> pomo	Russian River tule perch	--/SSC/--	Low elevation streams of the Russian River system. Requires clear, flowing water with abundant cover. They also require deep (> 1 m) pool habitat.	Low. Suitable habitat present, no recorded observations within the Laguna.
<i>Lavinia symmetricus navarroensis</i>	Navarro roach	--/SSC/--	Habitat generalists. Found in warm intermittent streams as well as cold, well-aerated streams.	Low. Suitable habitat present, no recorded observations within the Laguna.

E – Endangered under the Federal or State Endangered Species Act  
T – Threatened under the Federal or State Endangered Species Act  
P – Proposed for federal listing status under the Federal Endangered Species Act  
C – Candidate for listing status  
SC – Federal species of concern  
SSC – California species of special concern

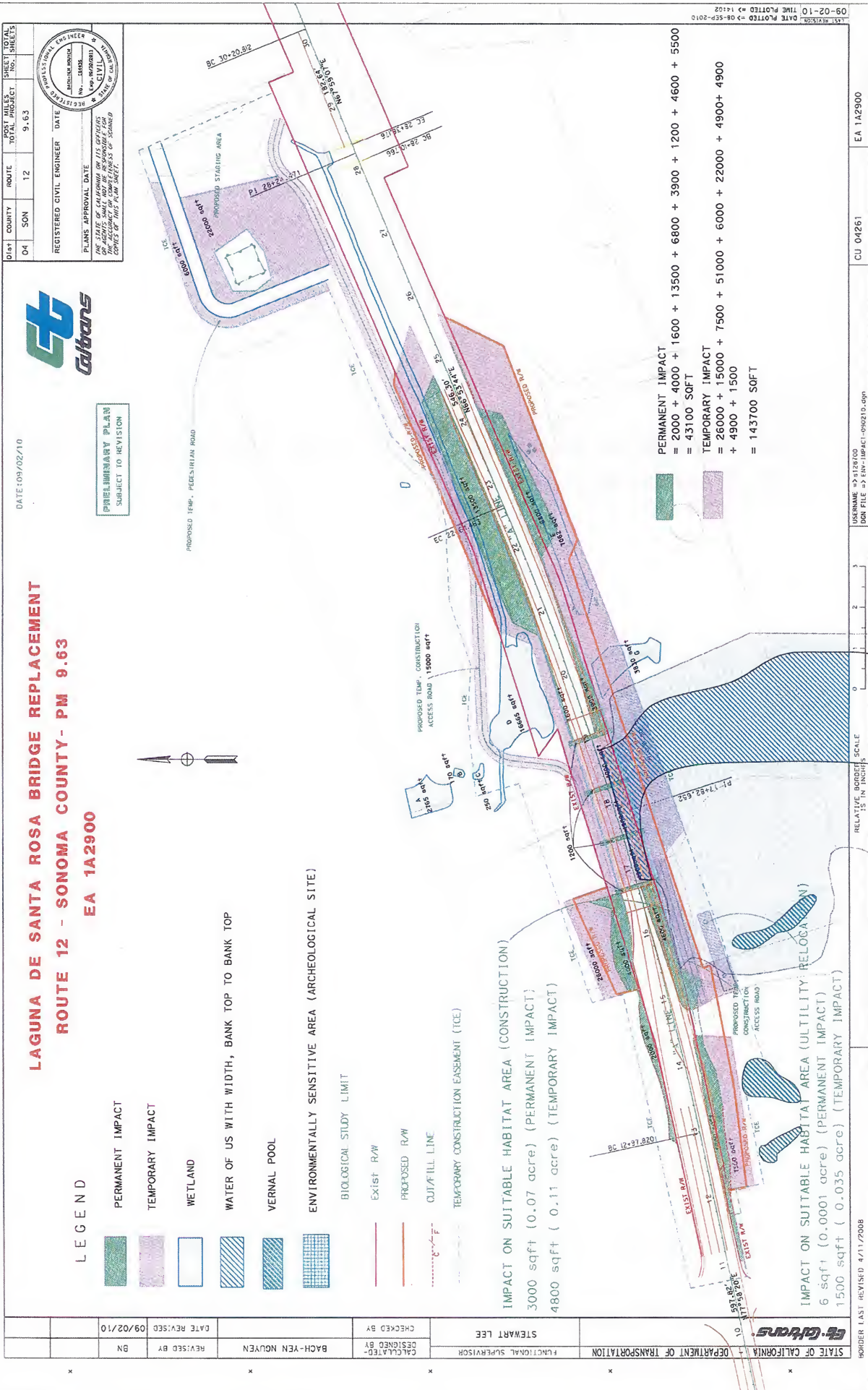
Source: CNDDDB search for nine quadrangles surrounding the project area, Laguna de Santa Rosa Bridge Replacement Project ISMND



## **Appendix E**

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### **Caltrans Laguna de Santa Rosa Bridge Replacement Plan - Environmental Impacts**





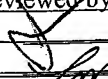



Staff Report

City of Sebastopol



SEBASTOPOL  
Local Flavor, Global Vision.

Staff Report Reviewed by:  
City Manager   
City Attorney 

**Staff Report:** Meeting of January 18, 2011

**To:** City Council

**From:** Kenyon Webster, Planning Director

**Subject:** Draft Village Park Master Plan review

**Recommendation:** Review Draft Village Park Master Plan and provide feedback

**Funding:**

**Background:** The City purchased the Village Park property in 2007 with the intention of annexing the portion of the park that is currently located within the County of Sonoma jurisdiction and using the property for park purposes. The City's intention to implement the conversion is consistent with the Laguna Park Master Plan, adopted by the City in 1993. The Plan addresses recreational, environmental, development, and management issues that affect the Laguna. Further, the Plan sets forth guidelines for development of a park along the Laguna.

In 2009, the City entered into a contract with Questa Engineering to prepare a Master Plan for the Village Park property. The Master Plan is intended to provide detailed information necessary to implement the aforementioned Laguna Master Plan. The Plan will provide guidance for the restoration, enhancement, and provision of passive recreational amenities on the former campground area of the park, as well as long-term planning goals, objectives, policies and design recommendations for the western, mobile home, portion of the property. The Plan is not intended to address mobile home use issues, including possible relocation procedure or policies. A separate review will evaluate these issues.

Upon initiating the Village Park Master Plan process, Questa hosted a public workshop in 2009 in order to answer questions about the project and Plan process and to solicit ideas about the Plan. At the meeting, primarily attended by the mobile home park residents, several issues were identified related to the mobile home portion of the property; however few comments were provided regarding the campground conversion design or park issues generally. Following the workshop, Questa staff proceeded to prepare the draft Master Plan, which includes an environmental analysis of the property, a discussion of the site opportunities and constraints, a conceptual design of the day-use park, and four conceptual designs for the potential future development of the mobile home portion of the park.

Master Plan Review Process:

The Master Plan was previously transmitted to the Planning Commission and City Council.

The Council should consider the site opportunities and constraints and review the draft park plans. Questa has prepared four future park development scenarios. The conceptual design for the campground portion of the park and the Village Park entryway in all three scenarios is similar; whereas the conceptual designs for the mobile home portion of the park are different and include a variety of amenities. Construction of the park is proposed to be phased, with the campground portion and entryway being constructed in the near future and the mobile home portion of the park possibly constructed in the distant future, following policy direction from the Council. Therefore, the Council should focus on the campground conversion, entryway, street frontage, access, and separation of use issues at this time. The Council should also provide feedback on the four conceptual designs proposed for the mobile home portion of the park, and if possible identify its preference for one of the designs.

Upon review and recommendation of one of the conceptual designs, Questa will then prepare a detailed plan that includes the Sebastopol Avenue street frontage, entryway improvements, and the passive day-use park proposed on the former campground. Design of the street frontage improvements will require collaboration with Caltrans, as they intend to construct some of the improvements as part of the Highway 12 Bridge Replacement project. The preferred conceptual plan for the mobile home portion of the park will remain conceptual until such time as the mobile home use possibly ceases to be utilized for residential purposes. At that time the City could move forward with detailed park plans for that portion of the park. Upon refinement of the Master Plan, a CEQA analysis of the improvements and conceptual possible future improvements (on the mobile home portion of the park) will be performed for review and approval by the Planning Commission and Council.

Master Plan Discussion:

*Site Opportunities and Constraints*

Questa's report includes information about some of the opportunities and constraints that should be considered when designing the day-use portion of the park, as well as the long-term mobile home park conversion. Questa points out that the current configuration and utilization of the mobile home park and RV portion of the park is inefficient. In addition, the portion of the park encumbered by the open space easement lacks higher elevation lands that could be potentially utilized for park improvements, such as a redesigned entryway, parking, signs and other amenities that could be utilized throughout the season.

In addition, Questa has determined that the asphalt driveway and visitor parking area, as currently designed, are larger and wider than necessary for an entry drive. The area also currently lacks pedestrian facilities. A reconfiguration of the entryway to separate the park visitors from the residential uses is also something to consider. Furthermore, the entryway will need to be reconfigured to transition to the new elevation and frontage improvements proposed as part of the Highway 12 Bridge Replacement project.

Questa suggests that one solution to optimizing the efficiency of the mobile home area is to reconfigure the current RV portion of the site by moving 4 of the occupied RVs into vacant mobile home spaces, as well as shifting the remaining 3 vehicles to the south. Questa has also identified an opportunity to create a trail around the perimeter of the of the open space uplands area, located to the south of Village Park. Trail connections to the Joe Rodota Trail to the west should also be considered.

Regarding aesthetics of Village Park, Questa staff has found that some of the common areas in the mobile home park, including the restrooms, laundry area, and unoccupied RV and mobile home spaces, are currently being



utilized for storage, parking, or individual landscaped spaces. Cleanup of abandoned/unused items, consolidation of storage areas and organization of parking would improve the park's appearance.

#### *Campground Conversion*

Acquisition of the campground portion of Village Park was accomplished with funding from the Sonoma County Agricultural Preservation and Open Space District. The District also approved a grant in the amount of \$125,000 for construction of improvements to convert the campground and surrounding open space area into a day-use park. The City's intent is to accomplish the park improvements within two years, or by 2013. A conceptual park plan for the campground conversion has been developed by Questa, which includes picnic, trail and open space areas. Details of the proposed amenities in this area are as follows:

- Trail connections to the Joe Rodota Trail. Questa is proposing to provide a connection to the Joe Rodota trail via an informally mowed path, in addition to connections to the existing interior trail system.
- Improvements to site access and parking. Questa is proposing gateway signage and art at the Village Park entrance at Sebastopol Avenue. In addition, ADA pedestrian improvements are proposed at the street entrance and coordination with Caltrans regarding street widening, curb, gutter, and sidewalk, bus shelter replacement, tree removal and replacement, landscaping along the street frontage, and aesthetic treatments of the Highway 12 bridge and bridge retaining walls as part of the Highway 12 Bridge Replacement project is recommended.
- Oak tree preservation and renewal
- Removal of non-invasive plant species and habitat restoration. In addition, Questa is proposing bank enhancement along the Laguna Channel and water quality improvements, such as trash removal.
- Fencing and access improvements. Fencing between the mobile home portion of the park and the passive day-use/former campground area is proposed to be provided.
- Benches, trash/recycling receptacles, picnic tables, BBQs, and other "flood retrofitted" site furnishings. The picnic area is proposed to be located in a cluster at the top of bank if feasible. Flood resistant furnishings and materials are proposed to be utilized where appropriate.
- Signs and interpretive elements. Questa is proposing the inclusion of interpretive and education facilities throughout the area.
- Parking and site circulation improvements. Questa is proposing the inclusion of visitor parking area, bicycle facilities.

#### *Long Term Plan – Mobile Home Park Conversion*

Questa has prepared four potential park conversion plans for the mobile home portion of the park. All four plans are conceptual; the conversion plan chosen by the City Council will remain conceptual until such time as the property ceases to be utilized as a mobile home park use. The Council has not adopted any policy or formulated any plan related to the termination of the mobile home park use. This will require a separate review to examine issues related to the ongoing use of the property as a mobile home park.

The conceptual plans were designed to be consistent with the Laguna Master Plan and County of Sonoma zoning regulations, as the property is currently located within the county's jurisdiction. The conceptual plans for the mobile home park area address the following issues:

- Identification of interim actions or site improvements during the time the mobile home park use is maintained.
- Frontage area landscaping and access improvements.
- Opportunities for connections to adjoining properties.
- Parking and access considerations.

- Identification of future suitable uses for the mobile home area, which could include such uses as a playground, court areas, native plant restoration, a restroom, shade structure, farm market area, community garden, or other uses.
- Review of existing infrastructure.
- Potential utility improvements.
- Phasing options

The four conceptual plans provided for possible park use in the mobile home portion of the property are intended to reflect a range of intensity and use at the site, as well as circulation options.

- **Concept A: Passive park activities and environmental restoration, with access from Sebastopol Avenue.** This concept includes passive recreation uses, oak woodland restoration and minimal site improvements. Access would utilize the existing driveway and parking would be located on the exiting paved area. A shared use trail system would include a path connecting to the Railroad Forest and Joe Rodota trails, as well as Sebastopol Avenue. Parking would provide for 20-30 vehicles and 10-15 picnic sites would be provided. Restrooms are not proposed.
- **Concept B: Passive park activities, event pavilion, and parking, with access from Sebastopol Avenue.** This concept includes an open meadow for event use, oak woodland restoration, restroom, parking, and group picnic pavilion. Access would be provided via the existing driveway and parking would be provided on the existing paved area. A shared use trail system would include a path connecting to the Railroad Forest and Joe Rodota trails, as well as Sebastopol Avenue. Parking would be provided for 50-60 vehicles; the pavilion and event staging area would accommodate 100 persons; and the group picnic area would accommodate 50-60 persons. Ten to 15 individual picnic sites would be provided, along with restrooms, a drinking fountain, and electrical service.
- **Concept C: Active park elements, sports field, restrooms, parking, play equipment, with access from Morris Street/adjacent parcel.** This concept includes active park uses, including a sports field, playground, restroom, parking, group picnic/event area, and pavilion. Primary site access would be from an extension of Morris Street (signalized intersection), through the adjacent parcel, with emergency access provided through an internal path system connecting to Sebastopol Avenue. It is noted this is only a concept, in that at this time the City does not have access rights through this property. A shared use trail system would include a path connecting to the Railroad Forest and Joe Rodota trails, as well as Sebastopol Avenue. Parking would be provided for 50-60 vehicles; the pavilion and event staging area would accommodate 100 persons; and the group picnic area would accommodate 50-60 persons. A playground would be provided, in addition to a restroom, drinking fountain and sports playfield suitable for youth sports.
- **Concept D: Active park elements, sports field, restrooms, parking, play equipment, community garden, with access provided through the site via Sebastopol Avenue and Morris Street/adjacent parcel.** This concept includes active park uses, such as a sports field, playground, restrooms, parking, group picnic/event area, community garden, and pavilion. Site access would be provided through the site from the existing site entryway to an extension of Morris Street (signalized intersection) through the adjacent parcel. A shared use trail system would include a path connecting to the Railroad Forest and Joe Rodota trails, as well as Sebastopol Avenue. Parking would be provided for 50-60 vehicles; the pavilion and event staging area would accommodate 50-60 persons.



## Analysis

### Environmental Review:

Staff has not made a CEQA determination at this time. As the process progresses and alternatives are selected for refinement and study, staff will make a CEQA determination. Staff anticipates preparation of an Initial Study and Negative Declaration that will include the finalized campground conversion plan and entryway/driveway improvements, as well as the preferred potential conceptual park plan for the mobile home park area.

### General Plan Consistency:

The General Plan Land Use Designation for the portion of the property located within City limits in Downtown Core. This portion of the property is the westernmost sliver of the Village Park property and accounts for a small portion of the property. The property has been effectively utilized as park property as part of the mobile home park for decades and may continue to be utilized as a park, as the Master Plan does not propose to change the use of the property.

### Zoning Ordinance Consistency:

The majority of Village Park is located within the County of Sonoma. The County zoning for the property is DA B6 40-BR F2 SR. The proposed Master Plan is consistent with County zoning. A small portion of the park is located within City limits. This portion is zoned CD- ESOS: Downtown Core with Environmental Scenic Open Space Combining District. The property has been effectively utilized as park property as part of the mobile home park for decades and may continue to be utilized as a park, as the Master Plan does not propose to change the use of the property.

The City intends to annex the Village Park property sometime in the future. The Council had deferred consideration of annexation until further progress on park planning and the status of the mobile home use had occurred.

### Public Notice:

The Planning Department mailed meeting flyers to individuals and groups identified as being key park users. Meeting notices were also mailed to neighbors at a 600 foot radius. No public comments have been received thus far as a result of the meeting notice.

### Planning Commission Review:

The Planning Commission conducted an extensive discussion of the Master Plan and design concepts at its December 14, 2010 meeting (minutes attached). Key comments included the following:

- General preference for Concept B, which most Commissioners thought struck an appropriate balance of uses suitable for the site. The Commission did recommend that the number of parking spaces in this alternative be reduced from 50-60, to a lower number of approximately 35. The Commission did not think the site was suitable for active sport playfields or play equipment. The Commission supported provision of a restroom and a picnic pavilion. There were mixed comments on whether a community garden should be provided in the future park.
- Given congestion, roadway, and driveway configuration, the Commission was concerned with the existing site access, and strongly felt that future park improvements of the site would be enhanced with provision of additional vehicle access through the adjacent properties to the west, to gain access to the traffic signal at Morris Street. They suggested this concept be investigated.
- Also related to circulation, the Commission suggested that the existing driveway be relocated to the west, which Commissioners felt would improve access to the Sebastopol Avenue center turn lane. Commissioners acknowledged, however, that the closer the driveway moved towards Morris Street, the

more likely that Caltrans would have concerns about vehicle conflicts related to the Morris/Sebastopol intersection. In addition, the consultants noted that depending on its location, a new driveway might impact several degraded wetlands at the front of the Village Park property. In addition, relocation would need to be reviewed relative to continued mobile home park use. Staff asked Caltrans to review shifting the driveway west as part of their project.

- Also related to driveway access/turning movements, given that Caltrans is currently designing a replacement Highway 12 bridge which will affect the existing street and driveway, the Commission suggested that Caltrans be contacted regarding the feasibility of extending the center turn lane on Sebastopol Avenue to better serve the site. Staff has asked Caltrans to review this issue.

Recommendation:

Staff recommends the City Council receive public comments about the draft Master Plan and provide direction regarding both the conceptual campground conversion design and the potential mobile home park conversion designs. Ideally, the Council will identify a preferred design for the mobile home park conversion from the four conceptual plans.

Regarding various key issues identified in the report and in the Planning Commission's discussion, staff recommends as follows:

- Select Concept B; reduce parking spaces to approximately 35. Encourage long-term relocation of existing community garden to another site such as the Skategarden expansion park area.
- Direct staff to investigate provision of additional vehicle access through the adjacent properties to the west, to gain access to the traffic signal at Morris Street, and report back to the Council on identified issues. Modify Concept B to allow for this option.
- Continue to work with Caltrans on the road and driveway configuration as part of the Highway 12 bridge replacement project, to provide appropriate site access. While they do not believe a center turn lane extension is possible, Caltrans is reviewing the feasibility of shifting the driveway somewhat to the west while maintaining appropriate access to Village Park.

Upon receiving direction for the designs of the two park conversion phases, Questa will proceed to finalize the Master Plan and prepare construction plans for the campground conversion plan, entryway, street frontage, and driveway improvements as well as appropriate CEQA documentation. The Master Plan, construction plans, and CEQA documentation will return for Council review. The preferred design for the mobile home portion of the park will remain conceptual until such time as the mobile home use ceases.

Attachments:

Planning Commission 12/14/10 minutes





**City of Sebastopol**  
*Incorporated 1902*

**PLANNING COMMISSION**

MEETING OF: DECEMBER 14, 2010  
SEBASTOPOL YOUTH ANNEX  
425 MORRIS STREET  
Sebastopol, CALIFORNIA  
7:00 P.M.

**APPROVED MINUTES**

1. **Call to Order.** The meeting was called to order at 7 p.m.
2. **Roll Call.** Present were members Green, Stevens, Doyle and Mann. Members Williams van Aggelen and Turkalj were absent (excused).
3. **Planning Director's Report (Update on Future Agendas, Action of Other Boards and City Council).**  
Mr. Webster indicated that the meeting of December 28 would be canceled and that the next Commission meeting would be January 11, 2011. He noted that the City Council would consider the General Plan update process on January 4, and also on that agenda was award of a contract for the downtown streetscape project. He indicated that with the resignation of Patrick Slayter, the Commission should designate a member and alternate representative to the Business Outreach Committee, but since two Commissioners are absent, that this should be continued to the next Commission meeting. The Commission concurred.
4. **Approval of Minutes of:** November 9, 2010. Member Doyle had corrections to pages 3, 4 and 7 of the minutes. Commissioner Stevens moved, and Commissioner Mann seconded a motion to approve the minutes as amended. The motion was unanimously approved.
5. **Comments from the Audience (This is an opportunity for comments regarding items not on the agenda.)** None.
7. **Discussion:**
  - A. **Public Hearing** – The Commission has scheduled a Public Hearing to discuss future park improvements at Village Park, located at 6665 Sebastopol Avenue. The Commission will consider the draft Village Park Master Plan and gather feedback from the community on the Plan. The Plan includes a passive day-use park in the former campground area of the mobile home park and frontage improvements along Sebastopol Avenue. The Plan also includes four schematic public park plans, which anticipate future park development on the mobile home portion of the park. The Commission will consider the community's input and forward its recommendation to the City Council, which will continue discussion of the Master Plan this winter. The City expects to move forward with park improvements on the former campground area, but has made no determination on a change of use for the existing mobile home area of the property. Evaluation of the ongoing use of the property as a mobile home park will occur at a separate City Council public hearing at a later date.

Kenyon Webster summarized the staff report.

Margaret Henderson of Questa presented a PowerPoint report highlighting key issues and design alternatives for the property. Commissioners asked questions during the presentation:

Chair Green asked if the Open Space grant can be spent west of the driveway.

Clare Najarian asked several questions: would annexation mean that the mobile home use had to be removed? None of the alternatives show retention of the mobile homes—is that the direction City is going? She stated she would like to know why no designs showed retention of the mobile homes.

David Bannister of the Laguna Foundation commended the City for its vision in trying to restore this important property along the Laguna. He said of the alternatives, the Foundation prefers A focused on low-impact uses and restoration. He said that the Foundation was interested in involvement with the project.

Donald Wolmering stated he was a resident of Village Park and said that inefficiency is part of Village Park's charm. He said that the Caltrans project seems to move the City's 'gateway' past Village Park. He commented that the plans seem to be straining to create something in limited space.

There being no further comments, Chair Green closed the hearing and asked staff to respond to Ms. Najarian's questions.

Kenyon Webster said annexation would not require termination of the mobile home use. He indicated that the City bought the property for park purposes, and the direction to Questa was to develop park plans, with the former campground intended for near-term conversion to a public park, and the remainder of the property converted to park use sometime in the future, although the City had made no decision to close the mobile home park.

Chair Green suggested the Commission discuss key elements of the park alternatives. He asked the Commission to discuss park entry issues.

Commissioner Mann stated that access needs depend on the use, and that active uses would need more access.

Chair Green asked if it was safe to assume that at least the present driveway would have to be maintained?

Kenyon Webster said that was correct.

Commissioner Doyle suggested moving the driveway to the west would help turning movements and help solve the grade transition and perhaps this could be part of the bridge project.

Ms. Henderson noted the presence of two low-grade wetlands that would be impacted.

Commissioner Doyle said that if the driveway moved far enough west, it might avoid those areas.

Commissioner Mann stated that if there was limited use, one driveway might suffice; but that other alternatives would need Morris access.

Commissioner Stevens stated that the active/passive recreation question was key.

Chair Green asked for comments on that issue.

Commissioner Stevens said he liked Alternatives A or B, which would be similar to other parts of the Laguna Preserve, and that he supported the idea of less intense improvements the closer you got to the Laguna channel.

Commissioner Doyle said he was in favor of Alternative B, which has a mix of natural restoration with some play area use—not courts or play structures however. He also supported continued mowing of the campground area, for a park-like attractive feeling.



Commissioner Mann said that it would be good to look at demand for different types of recreational facilities, and think about constraints; for example some uses might require night lighting which might not be appropriate. He stated that in the long term, he would like to see some active recreation addressed. He also asked about future restoration opportunities in the uplands area—what would be desirable? He also stated it would be good if the report could provide more information on the site history such as when and how much fill was placed.

Mr. Peters said they had done some research, but could do more.

Mr. Mann said he was on the fence as to the best concept.

Chair Green said Alternative B had the most appeal; that the site was not big enough for a full-size soccer field or other active sports field; and that B offers the most flexibility down the road.

Commissioner Doyle commented that this site was not the best location for active playfield uses, which should be located close to other such use, like in the Community Center area.

Chair Green said it looks like three Commissioners are ok with B, and that Commissioner Mann might be as well. He suggested it might be appropriate to consider moving the driveway to the west.

Commissioner Stevens said he agreed with moving the driveway west; he was not opposed to mowing the lower area; he supported the idea of an open play area; he thought B should have fewer parking spaces, such as 35 instead of 50 or 60; that he liked the parking design in A; that the parking should be less central in B; that he liked the idea of being able to view the Laguna water; in general, less intensive uses should go to the east, more intensive to the west; and that he supported enhancing pedestrian access to the site.

Ms. Henderson noted that the bridge project would provide sidewalks along the frontage.

Chair Green asked about the idea of a pavilion, and asked how large the one shown in the plans was.

Ms. Henderson said it was in the range of 40' x 40'.

Commissioner Doyle stated it should be big enough for larger family parties and similar gatherings and that size sounded appropriate. He also said that provision of an entry off Morris would be exciting and safer. He stated that it would be good to encourage development of the vacant parcel next door, perhaps with a hotel or hostel or other uses and that the Village Park project might help that happen. He said he was totally in favor of pursuing that access option.

Commissioner Stevens also said that redevelopment of the Barlow property should be a consideration.

Chair Green asked if the driveway was moved west, would that be too close to the Morris intersection?

Commissioner Doyle agreed that was a good question.

Chair Green asked if Commissioners were in favor of a restroom. The Commission was in consensus that a restroom was appropriate.

He asked about inclusion of a play structure. The Commission was in consensus that a play structure should not be included.

Commissioner Stevens said he thought perhaps a dog park or off-leash area should be considered.

Commissioner Mann said he liked the connection to the Joe Rodota Trail and to the spur bike trail. He asked if there was a possibility of a trail connection under the bridge?

Ms. Henderson said that Caltrans would not approve that as part of their project, but they agreed it might not be precluded if done by others. She said there would be major wetlands and permit challenges with this.

Commissioner Doyle said the entry/driveway issues were urgent relative to the bridge project design, and should be coordinated with Caltrans as soon as possible.

Commissioner Stevens concurred.

Commissioner Doyle also said he supported the idea of Morris access, and if that could be obtained, the driveway issue goes away.

Ms. Henderson asked for input on the community garden, frontage improvements, and fencing. She said Caltrans had raised the idea of frontage fencing.

Commissioner Doyle said he opposed chain link fencing.

Mr. Peters stated that Caltrans had received clear comments from staff opposing such fencing. He also said that Questa was coordinating with Caltrans on a joint wetlands delineation submittal to the Army Corps.

Commissioner Mann said this area is a key entry to Sebastopol, and aesthetic issues were very important. He suggested bringing more information on that aspect into the report.

Commissioner Doyle stated that grade transitions from the driveway west should be done via grading and not with retaining walls.

Mr. Peters said this would impact the low-grade wetlands, but it was possible to mitigate for this elsewhere.

Commissioner Doyle stated that the access issue was key; he stated that the driveway could be moved now even with the mobile home park remaining; and that it was critical to get this concept worked out.

Chair Green asked staff where the gateway sign would go?

Mr. Webster stated it would go in the small field across the street, behind 105 Morris.

Chair Green suggested the garden could be moved to the Skatergarten.

Commissioner Mann said there might be an issue of adequate area at that location, and that at Village Park it does provide a nice statement at the entry to Sebastopol.

Commissioner Stevens said he concurred; and that entry aesthetics were an important consideration.

Commissioner Green said it sounded like there were mixed opinions on the garden.

Commissioner Mann said he supports Alternative B; and that his vision was that perhaps someday, the Barlow property could be used for active recreation uses. He also suggested the report include more detailed information on adjacent parcels.

Chair Green stated that hearing no further comments, he would close this item.

- B. Continued Discussion of General Plan Update Process** – At the November 9, 2010 meeting, the Commission conducted a Public Hearing and discussed recommendations for the process used to update the Sebastopol General Plan. The Public Hearing was closed; the Commission continued its discussion to allow Commissioners an additional opportunity to comment.



Chair Green stated that the public hearing was closed at the last meeting, and asked if Commissioners had further comments.

Commissioner Mann said there were several items left open. He said he had attended the Sonoma State Planning Commissioners seminar which addressed one topic at question, and that he thought it was appropriate to include a 'community health' element. He further stated that it was not possible to identify all of the policy issues that would arise in the update process. He said it would be good to utilize a General Plan Advisory Committee. He said rather than a separate element, sustainability issues should be addressed throughout the plan.

Commissioner Doyle asked about the idea of an interjurisdictional climate change element.

Kenyon Webster said that the grant application had not been approved, so he was recommending that the General Plan address this issue.

Commissioner Stevens said sustainability and public health should be addressed, but how best to do this remained to be seen.

Chair Green and Commissioner Mann concurred.

Commissioner Stevens said there should be a major discussion on what sustainability means, and it would be important for the update to include a constructive way of wrestling with this.

**8. Planning Commission Reports**

Commissioner Mann said the Sonoma State seminar was good, particularly in reference to community health.

**9. Communications:**

None.

**10. Adjournment**

This meeting was adjourned at 9:15 to the Planning Commission regular meeting of December 28, 2010, to be held at 7:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472.







# City of Sebastopol



**SEBASTOPOL**  
Local Flavor. Global Vision.

Staff Report Reviewed by:  
City Manager *[Signature]*  
City Attorney *[Signature]*

**Staff Report:** Meeting of October 5, 2010

**To:** Mayor and Councilmembers

**From:** Jack Griffin, City Manager *[Signature]*

**Subject:** Certification of Qualified List of Relocation Consultants and Authorization for Staff to Initiate Negotiations for a Relocation Analysis of the Village Park Mobile Home Park

**Recommendation:** That the Council certify the Qualified List and direct to staff to initiate negotiations for a Relocation Analysis of the Village Park Mobile Home Park

**Funding:** Funding would be from the Village Park Mobile Home Fund to the extent that it has available funds to dedicate to this purpose. Remaining funds would ultimately be from the City's General Fund, however, staff will likely propose an inter-fund loan to the General Fund to cover the costs of the analysis.

**Background:** In 2007, the City purchased the Village Park Mobile Home Park. The long term plan for the park was to convert it to a recreational facility at an undetermined time in the future. In order to assess what the costs for relocation of the current residents would be and how those costs compare to the costs the City incurs to continue to operate the mobile home park, a relocation analysis needs to be undertaken.

**Discussion:** The City issued a request for qualifications from property management/real estate firms to perform the relocation analysis. The City received three statement of qualifications from:

Autotemp, Oakland, CA  
Bender Rosenthal, Inc., Sacramento, CA  
Overland Pacific & Cutler, Inc., Oakland CA

Staff has reviewed the submittals and finds all three firms qualified to perform the work. Staff recommends that Autotemp be considered to be the first negotiating preference and that Council direct staff to initiate negotiations with Autotemp on the scope and cost of the relocation analysis.

Staff will return to Council to seek approval of a contract assuming successful completion of negotiations. Staff will also provide a recommendation at that time as to how the City will fund the costs of the analysis.